

SALE

HISTORIC OWNER/USER OPPORTUNITY | INCOME-PRODUCING LOFTS

929 Main Street Stone Mountain, GA 30083



SALE PRICE

\$1,350,000

Jelani Linder
(404) 263-8520

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY HIGHLIGHTS

- Building Size: 4,052 SF
- Commercial Space: ±1,730 SF
- Residential: 2 Furnished Loft Suites
- Property Type: Historic Mixed-Use / Owner-User
- Lot Features: Rear Parcel Included
- Financing: Potential SBA Financing
- Incentives: DCA RLF, Decide DeKalb RLF, City Grants
- Ideal Uses: Restaurant, Café, Wine Bar, Hospitality, Retail, Wellness, Live/Work

OFFERING SUMMARY

Sale Price:	\$1,350,000
Number of Units:	3
Lot Size:	0.08 Acres
Building Size:	4,052 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	220	918	3,312
Total Population	597	2,445	9,125
Average HH Income	\$65,549	\$63,178	\$60,000

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PROPERTY DESCRIPTION

Rare owner-user opportunity in the heart of downtown Stone Mountain Village. 929 Main Street is a fully renovated historic mixed-use building totaling 4,052 SF, featuring two furnished income-producing loft suites and ±1,730 SF of ground-floor commercial space ideal for a restaurant, café, wine bar, boutique retail, wellness, hospitality, creative office, or live/work concept.

Major structural, roof, and core building system improvements completed in 2023. The property also includes a rear parcel offering flexibility for parking, outdoor activation, service access, or future development potential. Qualified buyers may benefit from SBA financing, Georgia DCA and Decide DeKalb Revolving Loan Funds, and City of Stone Mountain façade and enhancement grants (buyer to independently verify eligibility and availability).

An exceptional opportunity to own your building, generate supplemental income from the lofts, and remain closely connected to daily business operations in one of metro Atlanta's most unique historic downtown environments.

LOCATION DESCRIPTION

GPS

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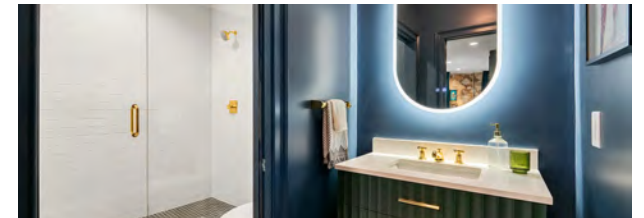
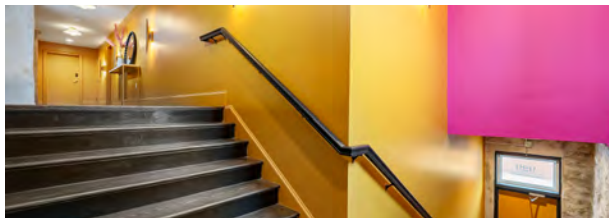


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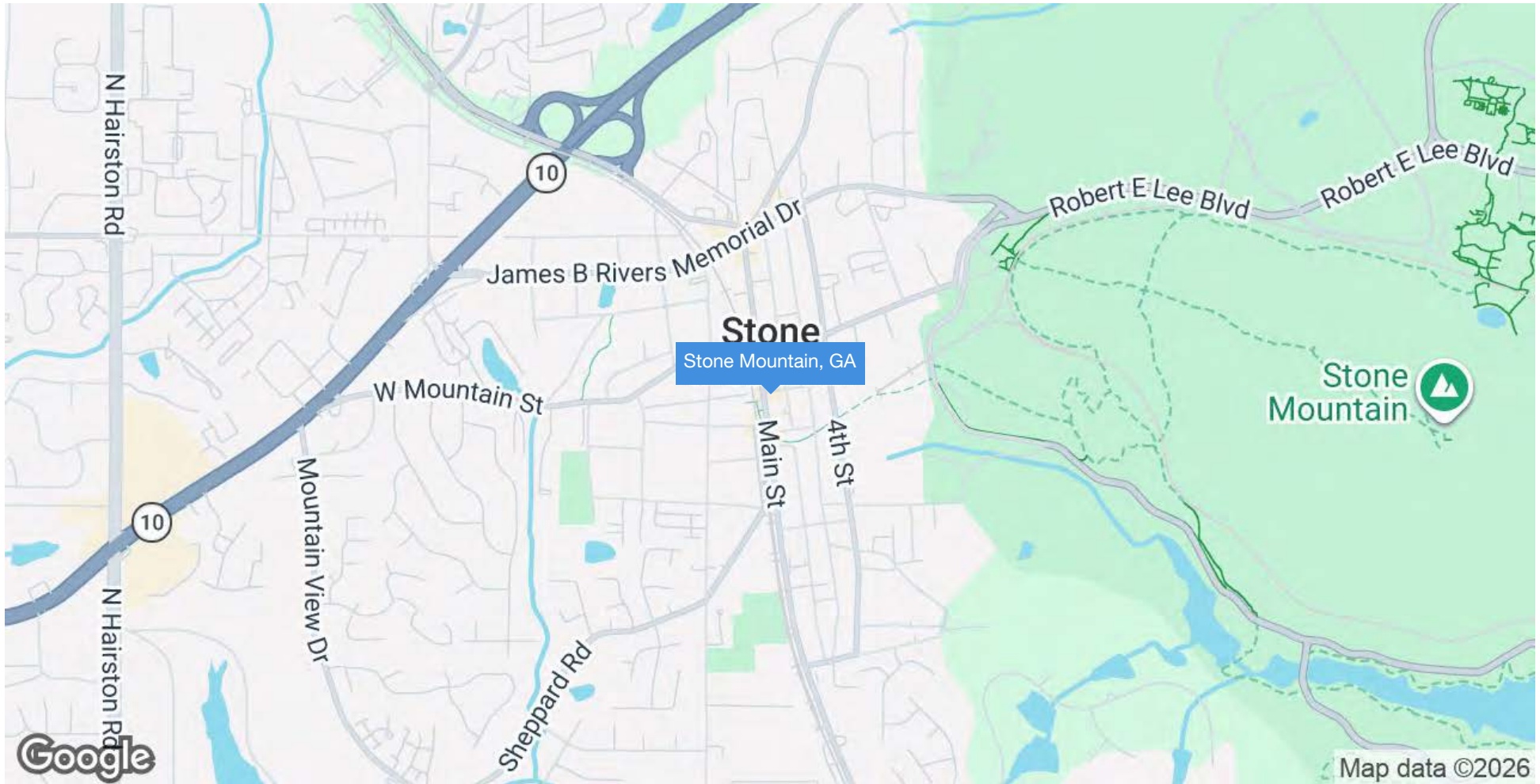
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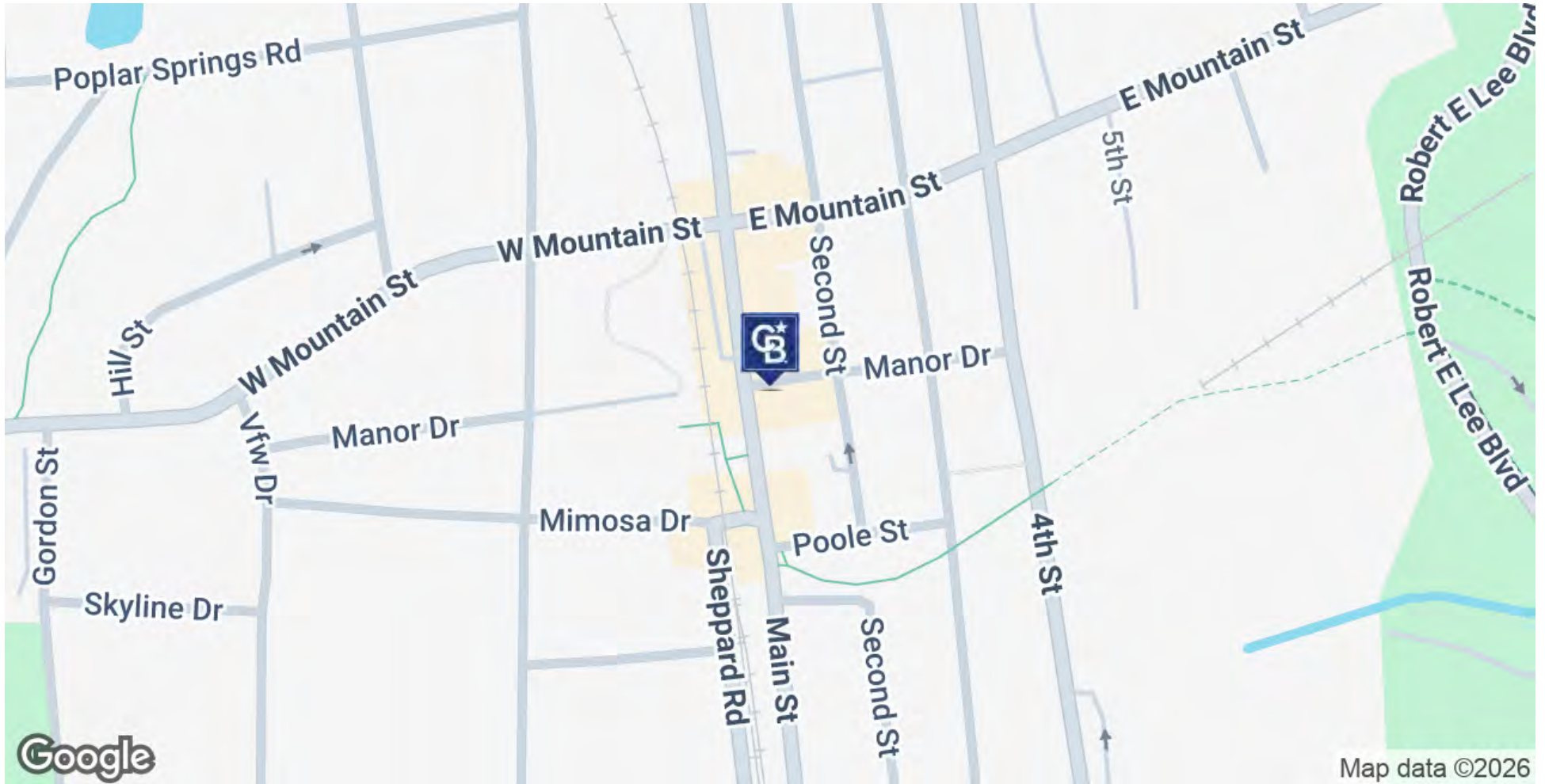


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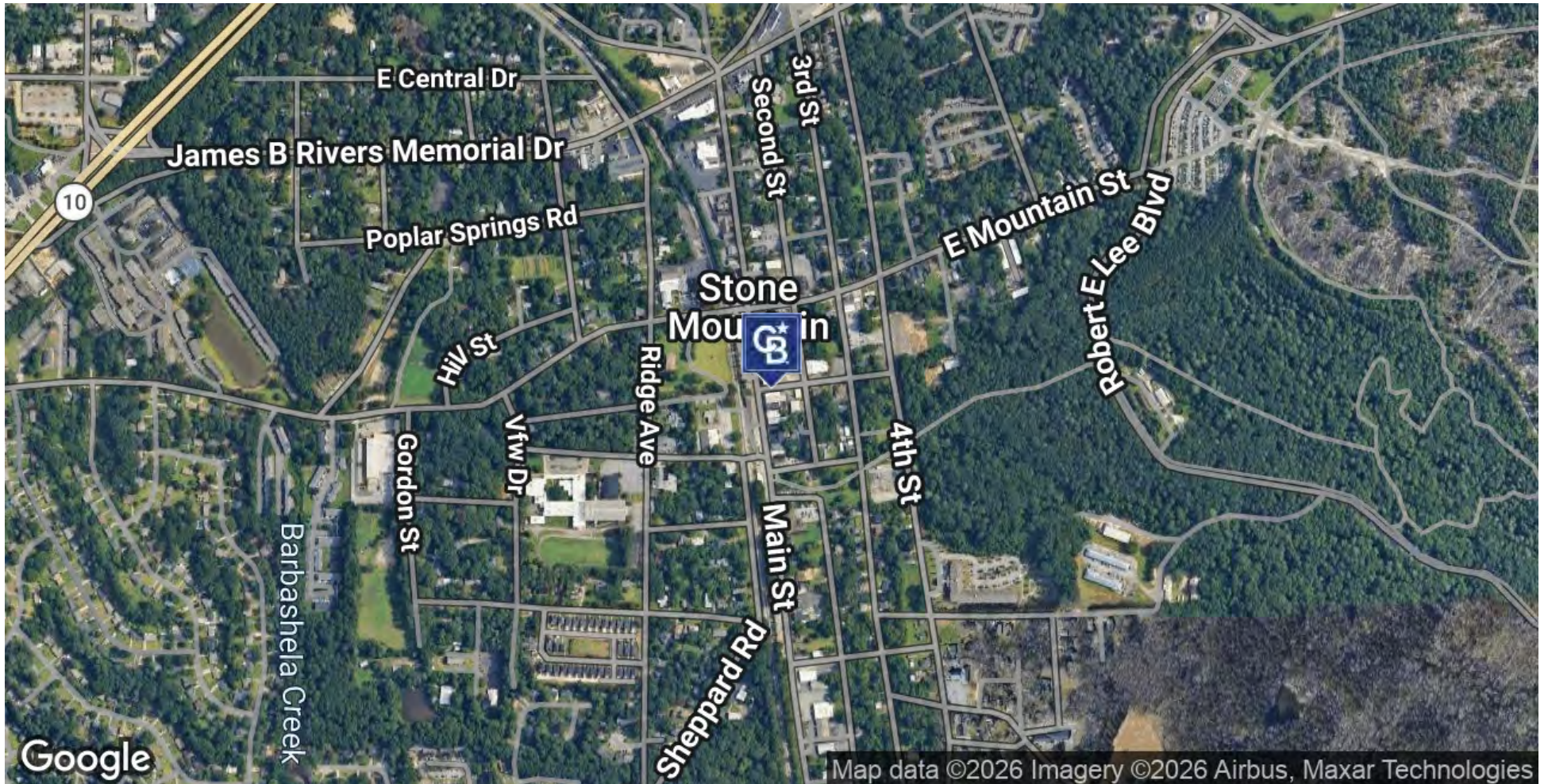


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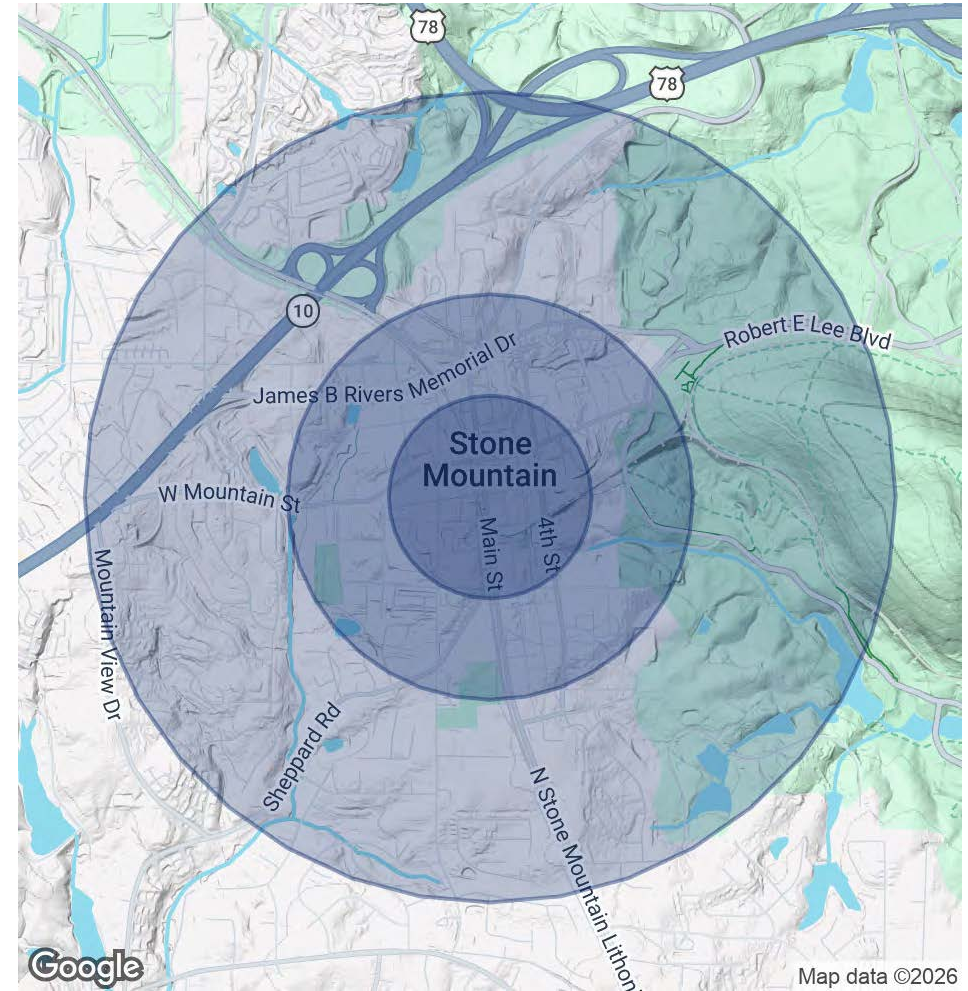
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	597	2,445	9,125
Average Age	40.6	35.4	37.6
Average Age (Male)	34.4	31.5	32.4
Average Age (Female)	43.3	36.9	42.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	220	918	3,312
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$65,549	\$63,178	\$60,000
Average House Value	\$205,947	\$214,824	\$218,902

2023 American Community Survey (ACS)



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