

INVESTMENT OPPORTUNITY · ATLANTA, GA

# 418 Whitehall Street SW

CASTLEBERRY HILL / WHITEHALL CORRIDOR · CR-2 ZONING

ASKING PRICE	<b>\$995,000</b>	PRICE / SF	<b>\$248.75</b>	BUILDING SIZE	<b>4,000 SF</b>	LOT SIZE	<b>0.25 AC</b>	YEAR BUILT	<b>1935</b>
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### EXECUTIVE SUMMARY

Located at the heart of Atlanta's fast-changing Castleberry Hill/Whitehall corridor, **418 Whitehall Street SW** presents a compelling repositioning opportunity. The property sits **one block from Atlanta City Hall** and **two blocks from the Georgia State Capitol**, offering rare proximity to civic, government, and legal activity.

With **CR-2 zoning**, the site supports a broad spectrum of uses — from boutique hospitality and mixed-use residential to creative office, retail, or entertainment. The property is sold **as-is**, with its greatest value in ground-up redevelopment potential along one of Atlanta's most active growth corridors.

### INVESTMENT HIGHLIGHTS

#### TRANSIT & VENUES

Walkable to Mercedes-Benz Stadium, State Farm Arena & MARTA

#### CIVIC PROXIMITY

1 block to City Hall · 2 blocks to Georgia State Capitol

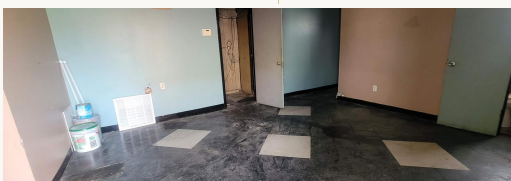
#### THE FORGE PROJECT

Within direct influence of transformative mixed-use development

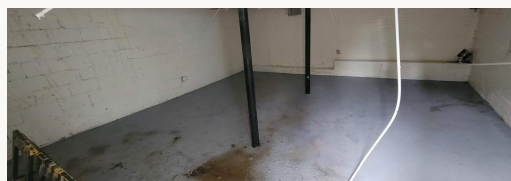
#### ACCESS & VISIBILITY

Peachtree St. extension · immediate I-20 & I-75/85 connectivity

### INTERIOR CONDITION



MAIN BUILDING INTERIOR



SECONDARY STRUCTURE

### PROPERTY FACTS

SALE TYPE	Investment / Owner User
PROPERTY TYPE	Loft / Creative Office
BUILDING CLASS	Class C
BUILDING SIZE	4,000 SF
LOT SIZE	0.25 AC
BUILDING HEIGHT	1 Story
YEAR BUILT	1935
ZONING	CR-2 Comm-Residential
FAR	0.37
PARKING	12 Spaces
TENANCY	Single / High Vacancy

### PERMITTED USES

**BOUTIQUE HOTEL**

**MIXED-USE RESIDENTIAL**

**RETAIL**

**ENTERTAINMENT**

**CREATIVE OFFICE**

**GROUND-UP DEV.**

### FOR MORE INFORMATION

Call or text to request full offering details

**321-872-8734**

Scott Gilbert · MBCRE