

# 1798 MONTREAL CIRCLE



**ATLANTA LEASING  
& INVESTMENT**

Rare M1 Zoned Opportunity

## EXECUTIVE SUMMARY

- List Price - \$1,800,000
- Zoning: M-1 (Light Industrial) — this is the standout feature of the property. DeKalb County M-1 permits a broad range of uses including warehouse, distribution, light manufacturing, contractor yards, fleet operations, auto/service, and R&D — in addition to the existing office use. M-1 parcels inside the Perimeter are scarce and continue to appreciate.
- Building: 6,000 SF, two-story office (3,000 SF floor plate), built 1980 / renovated 1986. Class C, multi-tenant.
- Lot & Parking: 0.53 acres (23,087 SF) with 53 on-site parking / fleet storage spaces — an 8.83 / 1,000 SF ratio that is extremely rare and well-suited to logistics, contractor, or fleet operators.
- Location: Less than one mile from I-285, with direct access to I-85, I-20, and US-78. Northlake / Lavista submarket.



**1798 MONTREAL CIRCLE, TUCKER, GA 30084**

▶ 404.348.4448

▶ [AtlantaLeasing.com/401moreland](https://AtlantaLeasing.com/401moreland)



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## INTERIOR PHOTOS



**1798 MONTREAL CIRCLE, TUCKER, GA 30084**

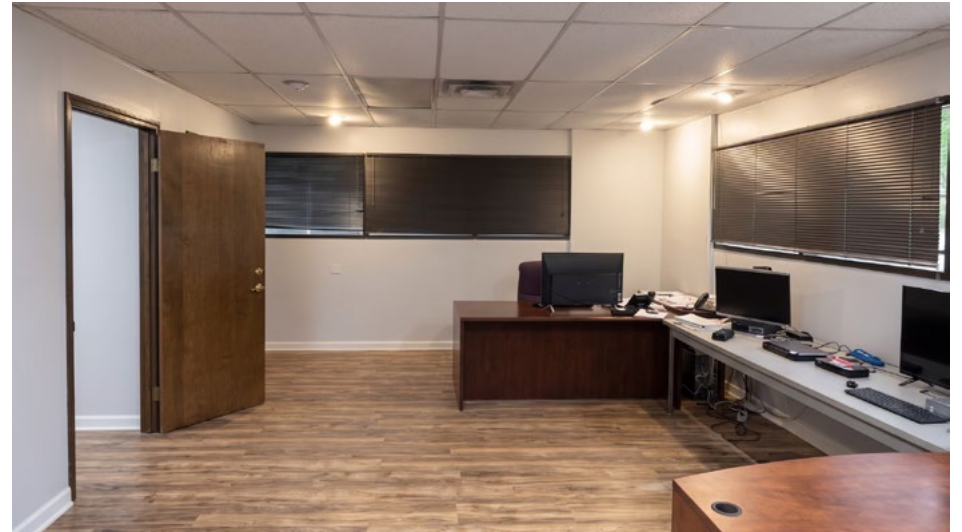
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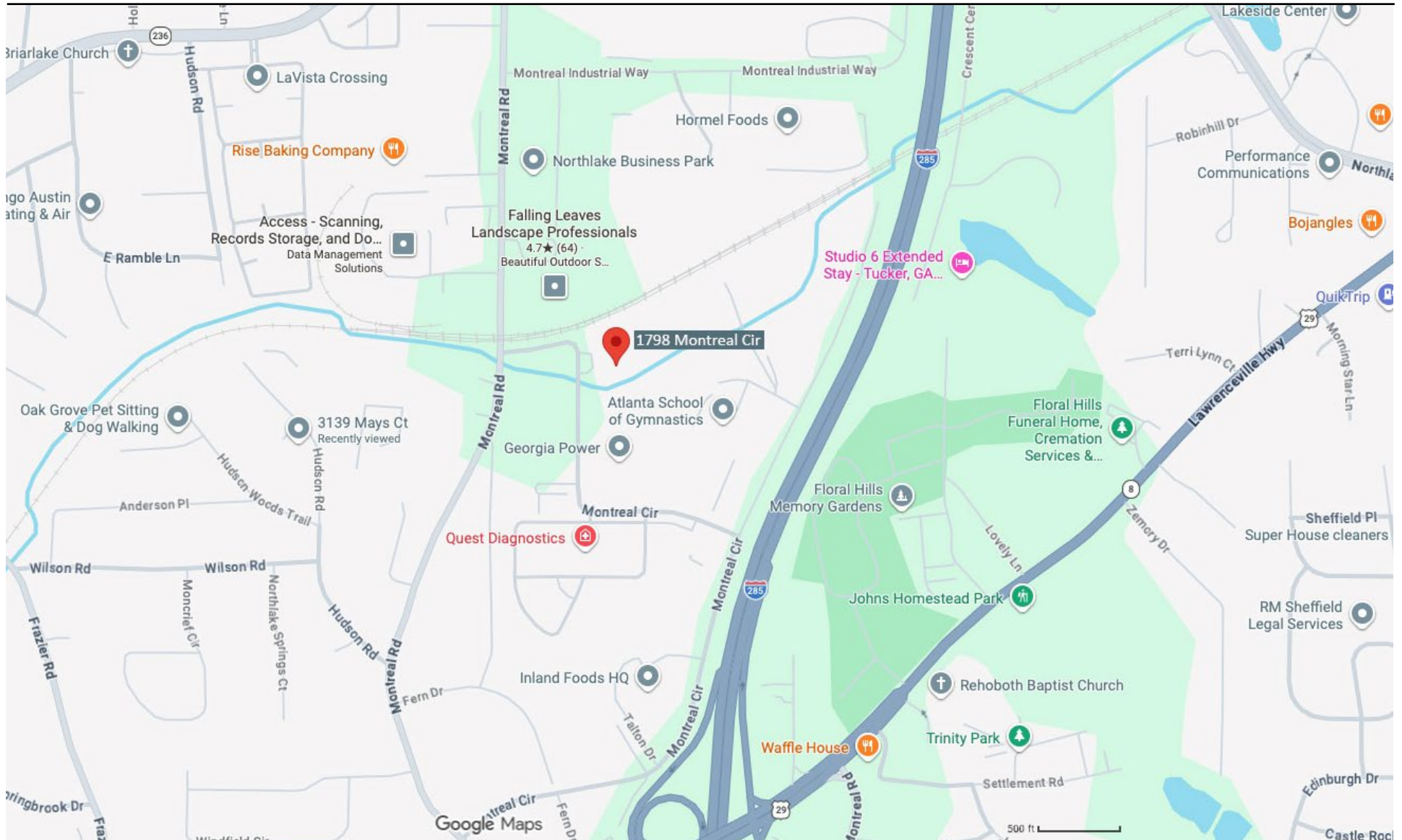
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# MAP



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# RARE M1 ZONED OPPORTUNITY

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