



FOR SALE

Five-Story, Landmark Restaurant/Creative Loft

Unobstructed Skyline View of Downtown Atlanta | Old Fourth Ward Location

 442 Cain St. NE, Atlanta, GA



HIGHLIGHTS

- The property showcases unique architecture, built in 1998
- Located in eclectic Old Fourth Ward with proximity to downtown & Midtown Atlanta, and sits near the Freedom Park Trail & the Martin Luther King, Jr. National Historical Park
- Zoned & configured for high-utility adaptive reuse, including a high-end restaurant, creative loft-offices or a premium event venue
- Provides an unobstructed 360-degree of Atlanta's skyline, permanently protected by the surrounding Freedom Park

DETAILS

Positioned in Atlanta's Old Fourth Ward, this landmark property is suitable for adaptive reuse, as it sits in a grey shell condition with mechanical and electrical components partially completed. It was transformed into a five-level, 7,100± SF industrial-contemporary building in 1998.

The property features exposed brick and concrete, soaring ceilings, expansive glass and multiple terraces. Rooftop decks frame unobstructed skyline views preserved by the adjacent Freedom Park. While currently built out for a high-end restaurant, the space offers a versatile foundation for a wide range of repositioning opportunities.

Minutes from downtown Atlanta, the BeltLine, Krog Street Market, Ponce City Market and the King Historic District MARTA station, this site offers rare architectural character paired with exceptional connectivity in one of the Southeast's most dynamic urban neighborhoods.



	Building Size	7,092± SF Total
	Stories	5
	Year Built	1998
	Land Size	0.13± AC
	Zoning	C2 (Commercial Service District)
	Taxes (2025)	\$8,076.79
	Tax ID#	14 -0046-0005-019-2

855.755.2300
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LOCAL INFORMATION

Steeped in rich history as the birthplace of Dr. Martin Luther King Jr., the Old Fourth Ward (O4W) has evolved into one of Atlanta's most vibrant and dynamic intown real estate markets. Strategically bordered by downtown, Midtown, and Inman Park, the neighborhood perfectly anchors urban convenience with a highly walkable, artistic lifestyle centered around the Atlanta BeltLine Eastside Trail and the premier mixed-use hub of Ponce City Market.

The property is also a block away from BLVDNEXT, a massive highly anticipated 22-acre master-planned redevelopment transforming the former Atlanta Medical Center campus.

AREA DEMOGRAPHICS

	YEAR(S)	3-MILE	5-MILE	10-MILE
Population	2025	204,379	415,589	1,057,486
Pop. Growth	2025-30	0.70%	0.70%	0.60%
Average HHI	2025	\$129,608	\$126,108	\$119,202

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

BID SUBMISSIONS

Bids should be submitted on provided Purchase and Sale Agreement (PSA), outlining the purchase price, earnest money deposit and closing timeline. All bids must be submitted to Jiovanny Restrepo at jrestrepo@hilcoglobal.com and Cooper Jones at cjones@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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