

POLLOCK

**Owner-Occupant or
Redevelopment Opportunity**



**604 Glen Iris Dr NE
Atlanta, GA 30308**

For Sale

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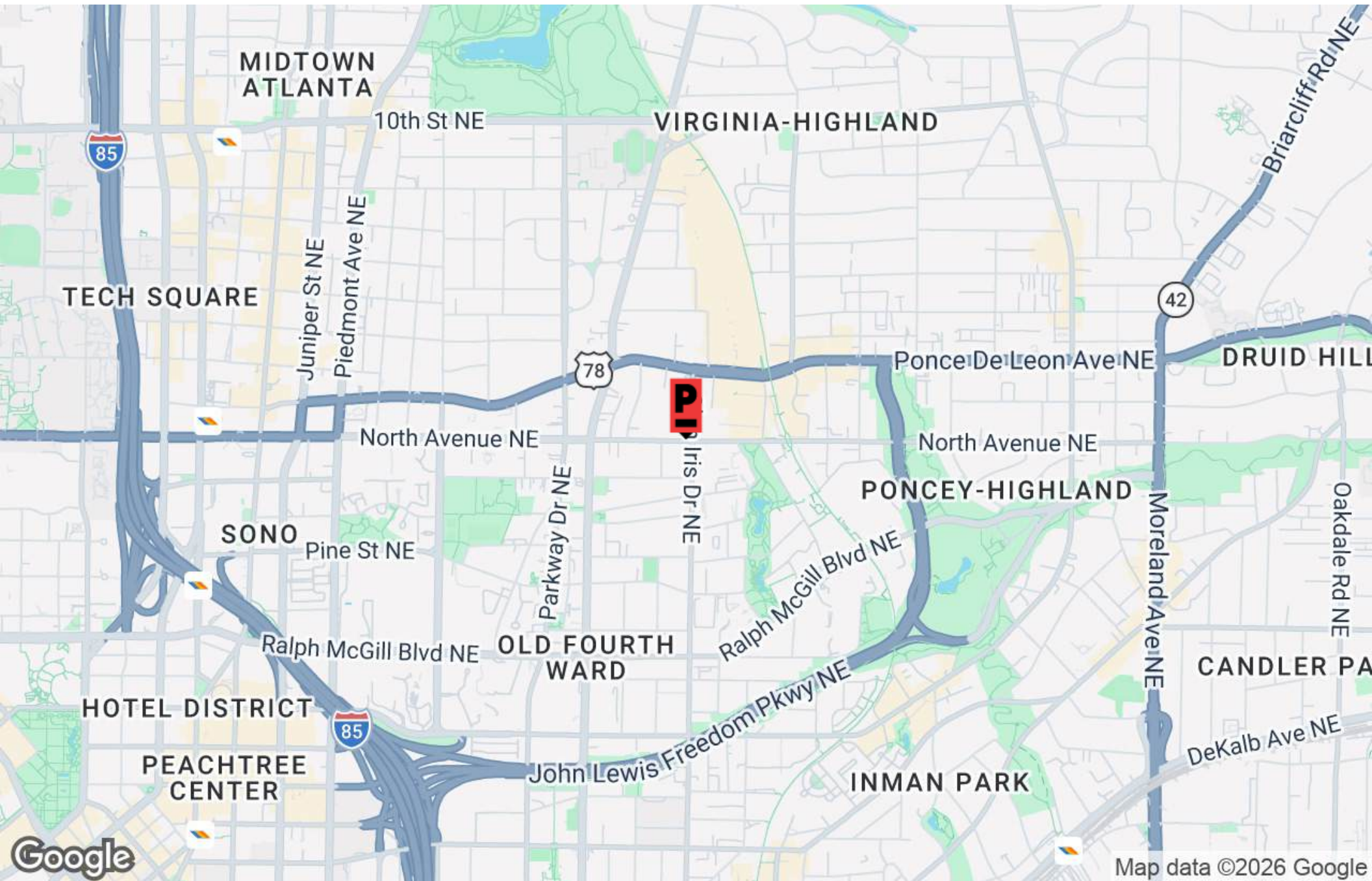
PROPERTY DESCRIPTION

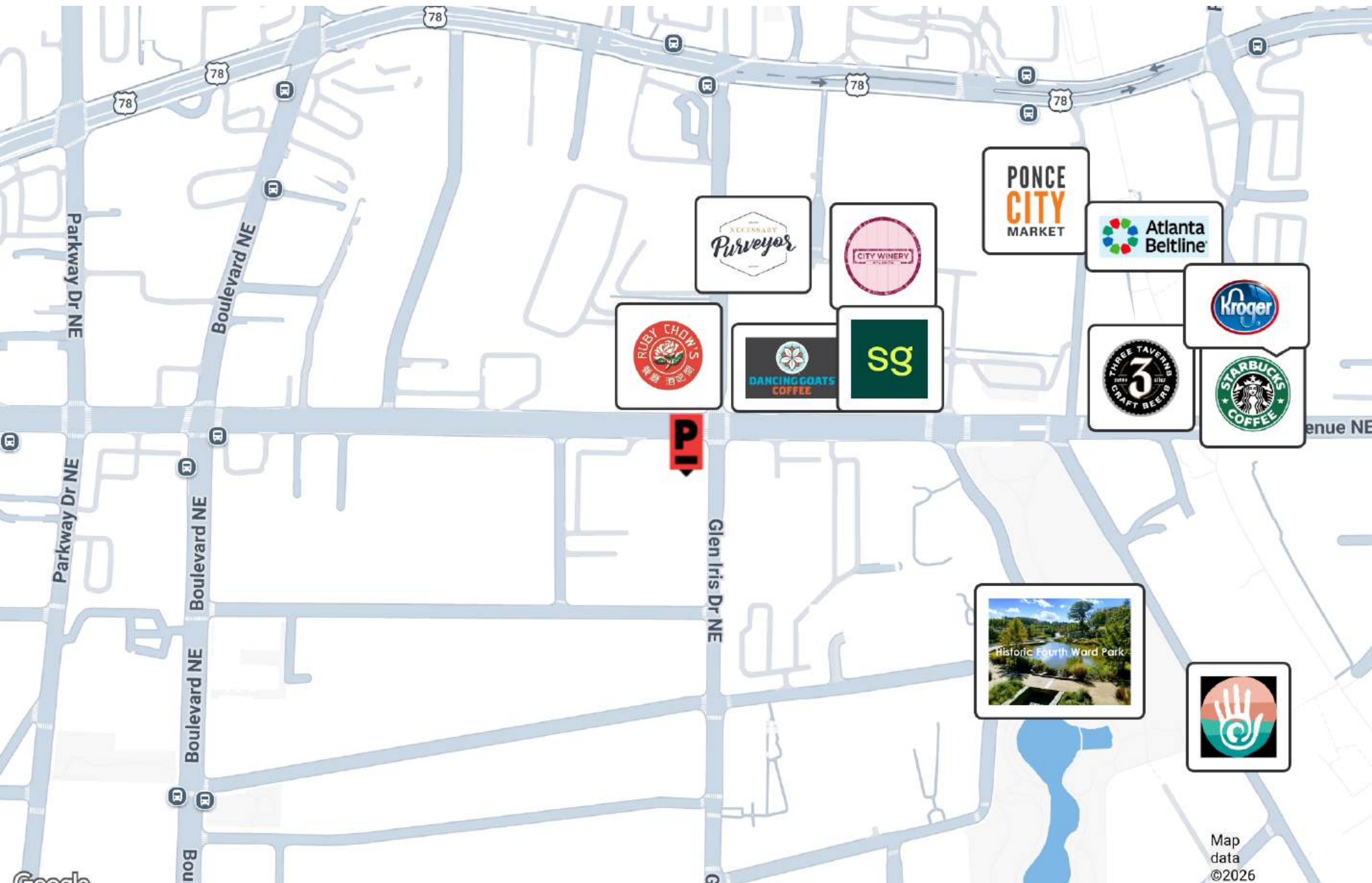
Owner-Occupant opportunity for a small business and/or long-term hold for potential redevelopment/assemblage on a prime corner, just steps to the Beltline and Ponce City Market in the vibrant Old Fourth Ward neighborhood! This immaculately renovated duplex with flexible MRC-3-C (Mixed Residential Commercial zoning) is perfectly positioned for versatility, offering potential for a small business occupant or as an immediate turnkey Airbnb hotspot or a long-term rental. Each unit is a fully furnished and decorated one bedroom one full bath with bonus sleeping loft in one of the units. Every detail of this duplex has been carefully curated, from the glowing hardwood floors to the light, modern furnishings and gleaming stainless steel kitchen appliances. Each unit includes a washer and dryer. While the location places you in the heart of one of Atlanta's busiest neighborhoods, enjoy above-street-level tranquility within this charming duplex. Don't miss out on exploring this rare gem that seamlessly combines modern luxury, historic charm, and unparalleled convenience in Atlanta's dynamic landscape. Whether you're looking to invest, develop, or indulge in a premier urban lifestyle, 604 Glen Iris Drive awaits your discovery.

OFFERING SUMMARY

Sale Price:	\$850,000
Number of Units:	2
Lot Size:	7,216 SF
Building Size:	1,256 SF
Zoning:	MRC-3-C

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,174	5,012	21,552
Total Population	2,025	8,411	36,057
Average HH Income	\$123,845	\$120,538	\$136,150





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Additional Photos



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Additional Photos



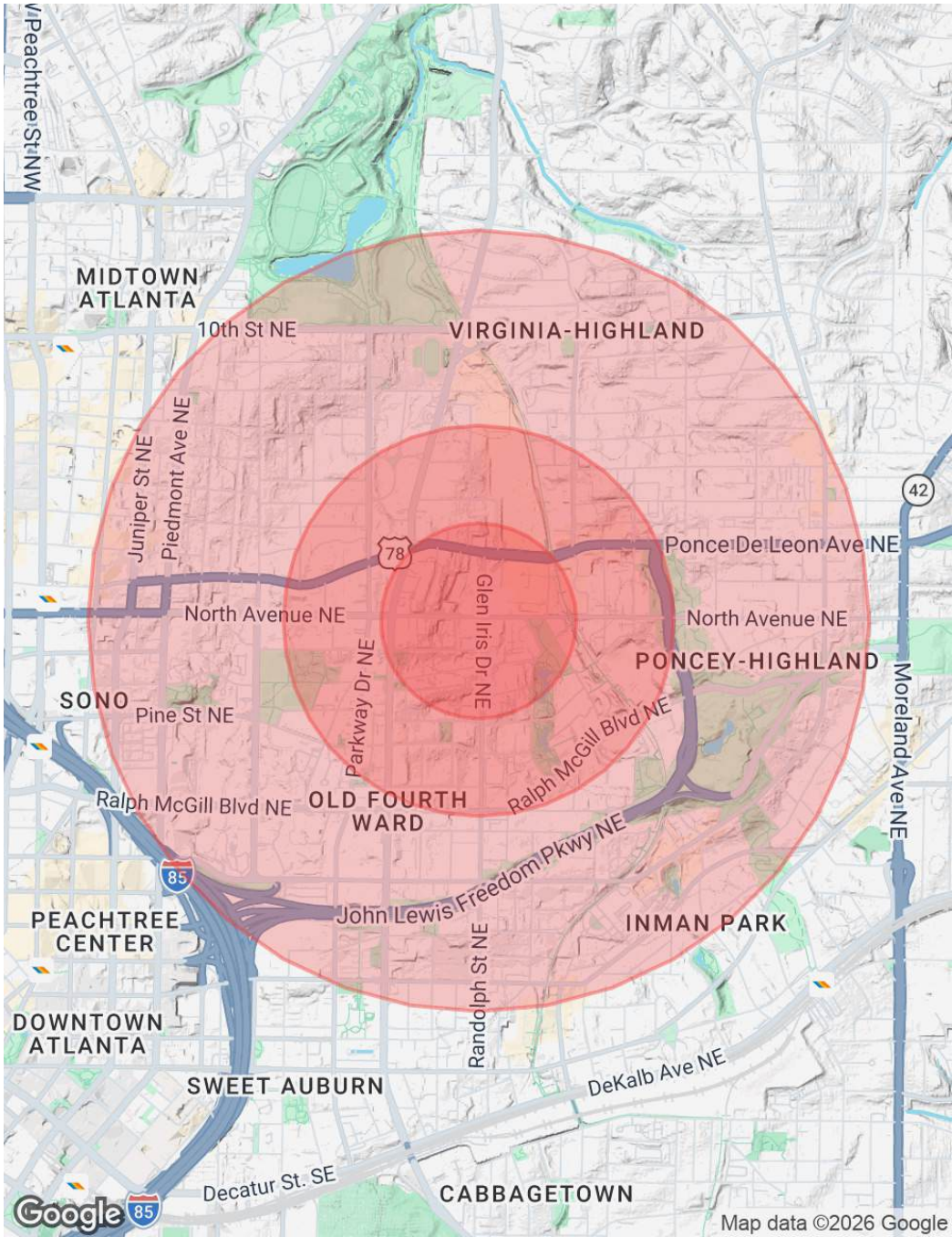
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Additional Photos



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,025	8,411	36,057
Average Age	31.5	34.3	34.3
Average Age (Male)	30.0	34.1	35.3
Average Age (Female)	31.2	33.5	33.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,174	5,012	21,552
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$123,845	\$120,538	\$136,150
Average House Value	\$476,863	\$658,262	\$585,593

2023 American Community Survey (ACS)





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