

PROPERTY for SALE
Office / 7,050 SQFT

WP
WEALTH POINT
REALTY, LLC



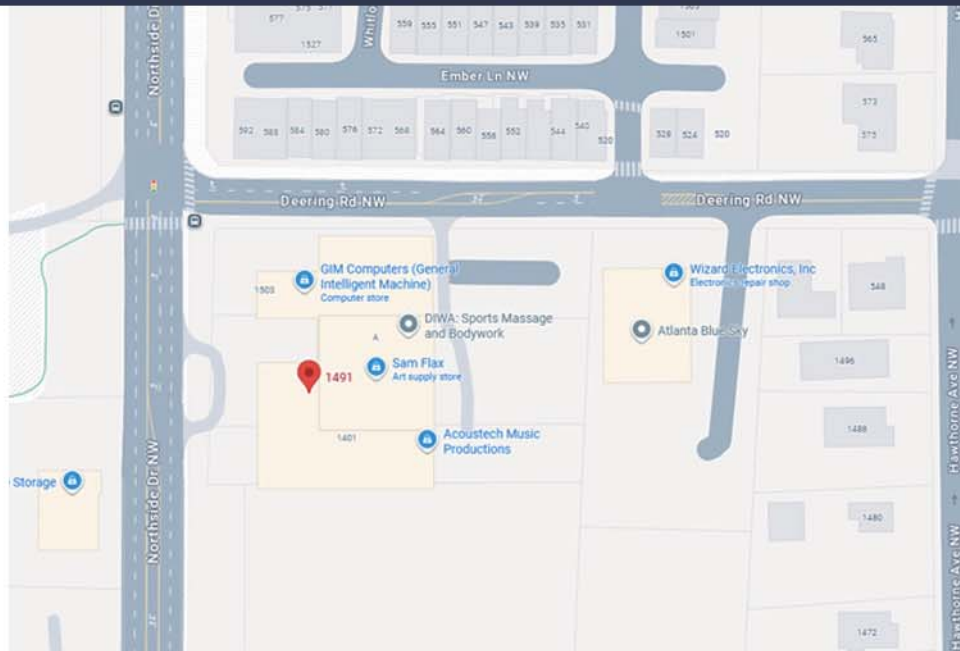
1491 Northside Dr NW Atlanta GA 30318

BUILDING SUMMARY

BUILDING SIZE: 7,050 SQFT (LEASED)
ZONING: I-1 (Light Industrial District)

PROPERTY INFORMATION

- FULTON COUNTY
- TOTAL LOT: 0.40 AC
- TAX ID: 17 0148 LL0198



Wealthpoint Realty
1295 Old Peachtree Rd Suite 240 Suwanee GA 30024
Office: 770-742-9779

John Lee
404-324-3935
juleerealty@gmail.com

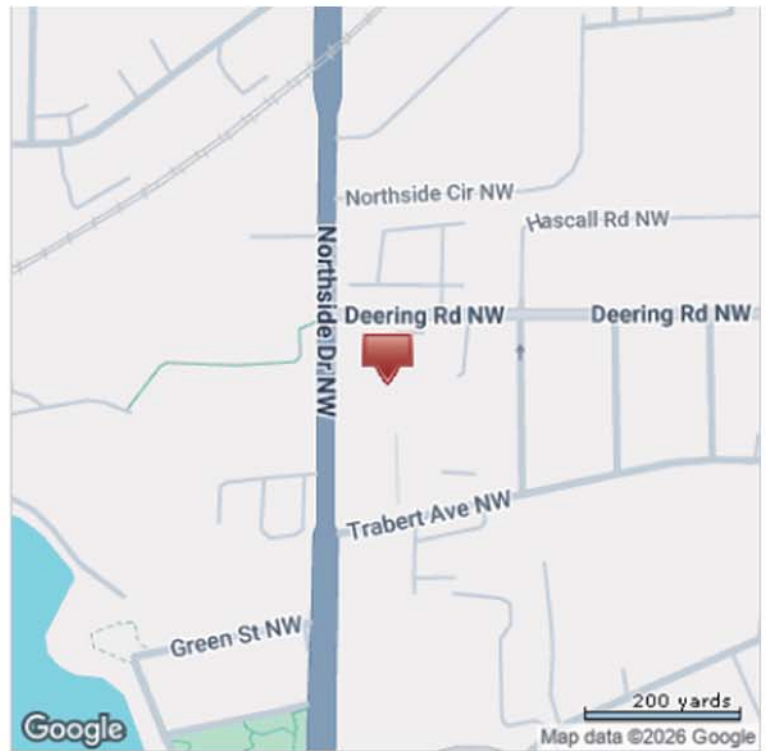
PROPERTY for SALE

Office / 7,050 SQFT

CRE Studio Property @1491 Northside Dr NW, Atlanta, GA

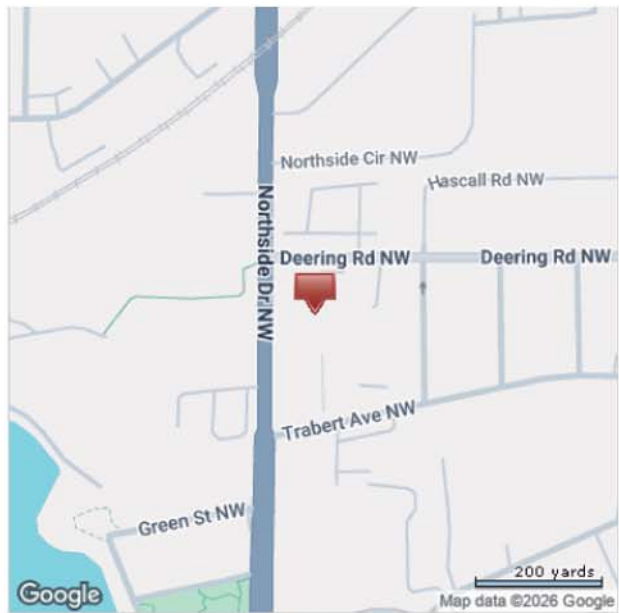
RENT ROLL

Unit	Tenant Name	Business	GLA (SF)	Occupancy	Annual Rent	Rent / SF	Add. Rent	Lease Type	Start	End	Option / Notes
A	A-Town Art LLC (Sam Flax Art Supply Store)		2,303	33%	\$ 61,200	\$ 27	\$ -	Gross	04-01-25	12-31-28	
B	Acoustech Music Productions Inc (Sound Studio)		4,747	67%	\$ 180,000	\$ 38	\$ -	Gross	04-01-25	04-30-30	
Total			7,050	100%	\$ 241,200	\$ 34	\$ -			<i>Vacancy Rate</i>	<i>0%</i>



PROPERTY for SALE

Office / 7,050 SQFT



PROPERTY for SALE

Office / 7,050 SQFT



TAX INFORMATION			
Parcel ID	17 0148 LL0198	Tax District Area	05T
Tax ID	17-0148-LL-019-8	Tax Appraisal Area	05TT
Alt APN	2229497	City Taxes	\$19,964
% Improved	39%	County Tax	\$5,328

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$589,440	\$627,320	\$601,400
Assessed Value - Land	\$358,880	\$358,880	\$358,880
Assessed Value - Improved	\$230,560	\$268,440	\$242,520
YOY Assessed Change (\$)	-\$37,880	\$25,920	
YOY Assessed Change (%)	-6.04%	4.31%	
Market Value - Total	\$1,473,600	\$1,568,300	\$1,503,500
Market Value - Land	\$897,200	\$897,200	\$897,200
Market Value - Improved	\$576,400	\$671,100	\$606,300
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$25,830		
2024	\$26,937	\$1,107	4.29%
2025	\$25,292	-\$1,645	-6.11%

CHARACTERISTICS			
Land Use - Universal	Office Building	Building Sq Ft	7,050
Land Use- State	Commercial Lot	Gross Area	7,050
Land Use - County	Ofc Bldg (Low-Rse>4) Cls D	Interior Wall	Panelled
Lot Acres	0.398	Exterior	Frame

PROPERTY for SALE
Office / 7,050 SQFT

WP
WEALTH POINT
REALTY, LLC



Wealthpoint Realty
1295 Old Peachtree Rd Suite 240 Suwanee GA 30024
Office: 770-742-9779

John Lee
404-324-3935
juleerealty@gmail.com

PROPERTY for SALE
Office / 7,050 SQFT

WP
WEALTH POINT
REALTY, LLC



Wealthpoint Realty
1295 Old Peachtree Rd Suite 240 Suwanee GA 30024
Office: 770-742-9779

John Lee
404-324-3935
juleerealty@gmail.com

PROPERTY for SALE
Office / 7,050 SQFT

WP
WEALTH POINT
REALTY, LLC



Wealthpoint Realty
1295 Old Peachtree Rd Suite 240 Suwanee GA 30024
Office: 770-742-9779

John Lee
404-324-3935
juleerealty@gmail.com