

***DOWNTOWN RESTAURANT & BAR***



12 West Peachtree Place NW, Atlanta, GA 30308

***Two level restaurant and bar condominium unit sale of real estate only***

**\$999,999**  
ASKING PRICE

**2,526 SF+-**  
TOTAL SF

**1999/2022**  
YEAR BUILT

**SPI-1**  
ZONING



## PROPERTY OVERVIEW

### PROPERTY HIGHLIGHTS

- ◆ Two-level 2,526 SF+- commercial condominium 1999\2022 construction
- ◆ Major built-in kitchen equipment included (per equipment schedule)
- ◆ Two levels of seating and two bars
- ◆ Vacating tenant FF&E (furniture, small wares, tableware, décor) may be available to purchase from tenant
- ◆ HOA: \$720/month
- ◆ Adjacent pay parking lot
- ◆ Downtown Atlanta 71 million visitors per year
- ◆ Under 5-minute walk from 4,000+- hotel rooms
- ◆ Minutes from GA Aquarium, World of Coca Cola
- ◆ College Football Hall of Fame, Cent. Olympic Park

### PROPERTY DESCRIPTION

12 W Peachtree is a fully built-out, two-level restaurant and bar condominium unit in Downtown Atlanta. The circa-1920 brick building was renovated into six condominiums (three commercial, three residential). The restaurant space was originally built out in 1999, renovated in 2022, and is delivered as second-generation space ready for an owner-operator to secure licenses and permits, or an investor to re-tenant.

A Chicago-style glazed storefront fronts West Peachtree Place, and interior finishes include hardwood floors, exposed brick, custom millwork bar, and pendant lighting. The 2,526 SF± unit spans two levels. The main level has an equipped commercial kitchen, seating, a full bar, and two restrooms; the upper level has seating, a full-service bar, and two restrooms. An adjacent pay parking lot serves customers, a meaningful amenity in a dense urban setting.

### PROPERTY LOCATION

At the intersection of Downtown and Midtown, 12 West Peachtree Place sits in one of Atlanta's most walkable corridors, with a Walk Score of 90 ("Walker's Paradise"). Per 2024 Placer foot traffic data, Downtown Atlanta draws more than 71 million visitors annually through tourism and conventions, placing the property within one of the Southeast's busiest urban cores.

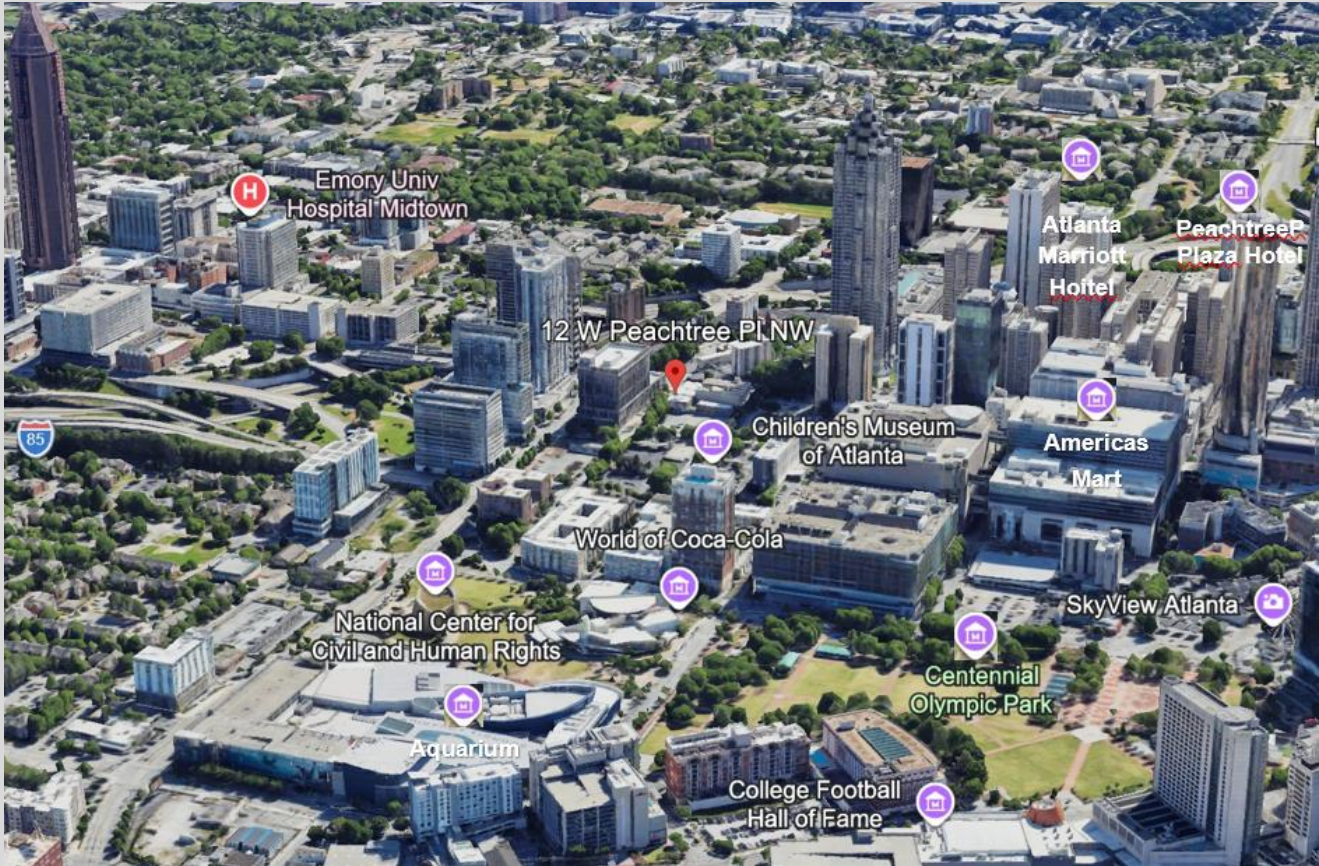
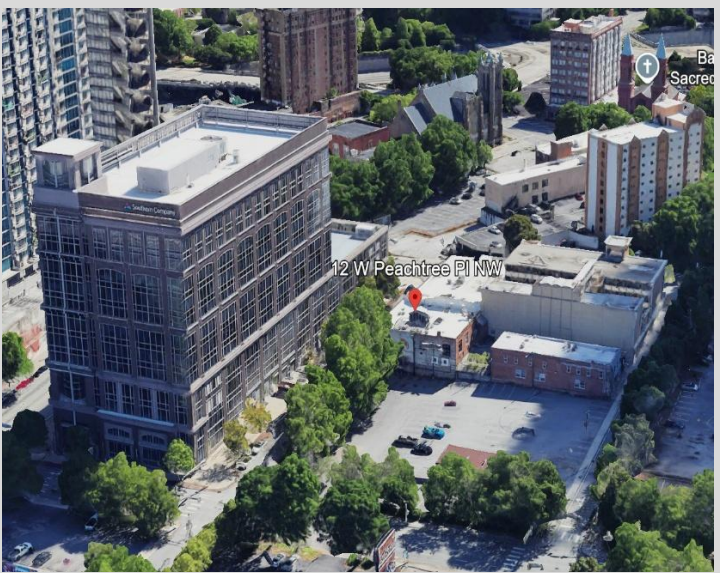
Within a 3 to 4 minute walk: the Atlanta Marriott Marquis, Hyatt Regency Atlanta, and Westin Peachtree Plaza, collectively 4,000+ hotel rooms. Within 6 minutes on foot: the Georgia Aquarium, World of Coca-Cola, Children's Museum of Atlanta, Americas Mart, and Centennial Olympic Park. Within 10 minutes: the College Football Hall of Fame and the Georgia World Congress Center.

### WHAT'S INCLUDED

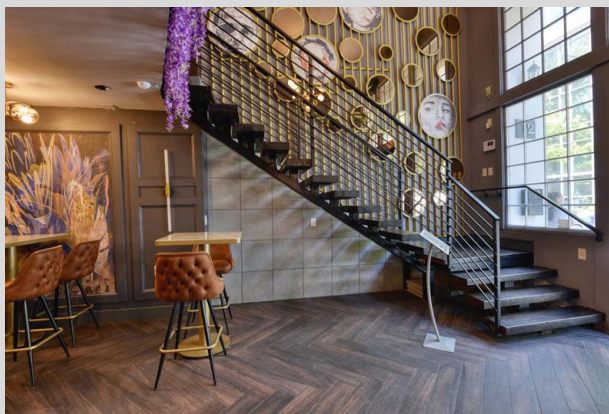
The sale includes major built-in commercial kitchen equipment (hood, walk-in cooler, and similar fixed items), to be itemized in an equipment schedule attached as an exhibit to the sales contract.

Excluded: all vacating tenant-owned furniture, small wares, tableware, glassware, cookware, A/V, POS systems, and décor. Any leased equipment remains the vacating tenant's responsibility. Purchasers interested in FF&E should contact the vacating tenant directly; any such purchase is a separate transaction on terms between purchaser and tenant. The vacating tenant's liquor license was active in 2025 and not renewed in 2026.

# AERIAL & PARKING LOT \ ATTRactions & HOTELS



# MAIN LEVEL



# UPPER LEVEL AND KITCHEN ON MAIN LEVEL



## EXCLUSIVELY OFFERED BY



**Matt Levin, CCIM**

**Crye-Leike Commercial, Inc. • GA LIC #119351**

770-209-1700 o  
678-467-9658 m

matt.levin@crye-leike.com  
5940 Belthelview Rd, Cumming, GA 30040

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