

COMMERCIAL LISTING



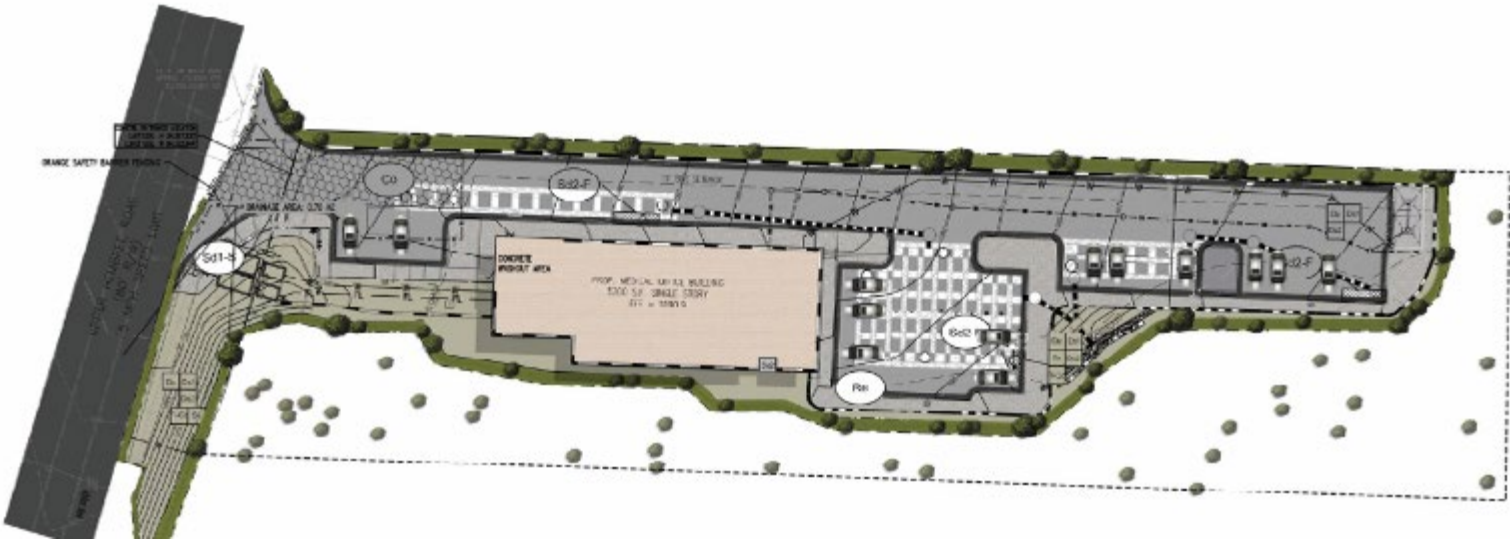
1270 Upper Hembree Road

LISTED BY **AMY MOLLOHAN**

Ready-to-Build Site

Introducing a new opportunity for a ready-to-build site with zoning approval in the medical corridor near North Fulton Medical Center in North Atlanta. This undeveloped land is perfect for creating a customized office space, whether for high-end medical use or other purposes.

The approved land disturbance permit allows for a 5,200 sq ft structure with parking, setbacks, and engineering details. Adjacent to 1300 Upper Hembree, which is for sale and offers a developed building and four additional development sites, highlighting potential for an assemblage opportunity up to 6.3 acres. North Atlanta's growth and the lack of available land, make this a strong opportunity for both an investor or owner occupant. Equipped with a land disturbance permit, this property can be developed within a timeline similar to renovating an older structure.



Investment Highlights

- Ready-to-build site
- Medical corridor near North Fulton Medical Center in North Atlanta
- High-end medical use or other purposes
- Approved land disturbance permit
- 5,200 sq ft structure allowed with parking, setbacks, and engineering details
- Adjacent to 1300 Upper Hembree, offering assemblage opportunity up to 6.3 acres
- Can be developed within a timeline similar to renovating an older structure

ROSWELL
1.2 ACRES | COMMERCIAL





Amy Mollohan

Marietta Office

c. 678.570.0550 | o. 404.480.8805

AMYMOLLOHAN@ANSLEYRE.COM

ANSLEYRE.COM

218 Roswell Street Suite 100, Marietta, GA 30060 | 404.480.8805

Buckhead | Intown | North Atlanta | Marietta | Mountain & Lake | Coastal | Athens

AM
&co.

AMY MOLLOHAN & CO.

ANSLEY
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

All data believed to be accurate but not warranted. If you have any existing brokerage relationship, this is not intended as a solicitation. Equal housing opportunity.

