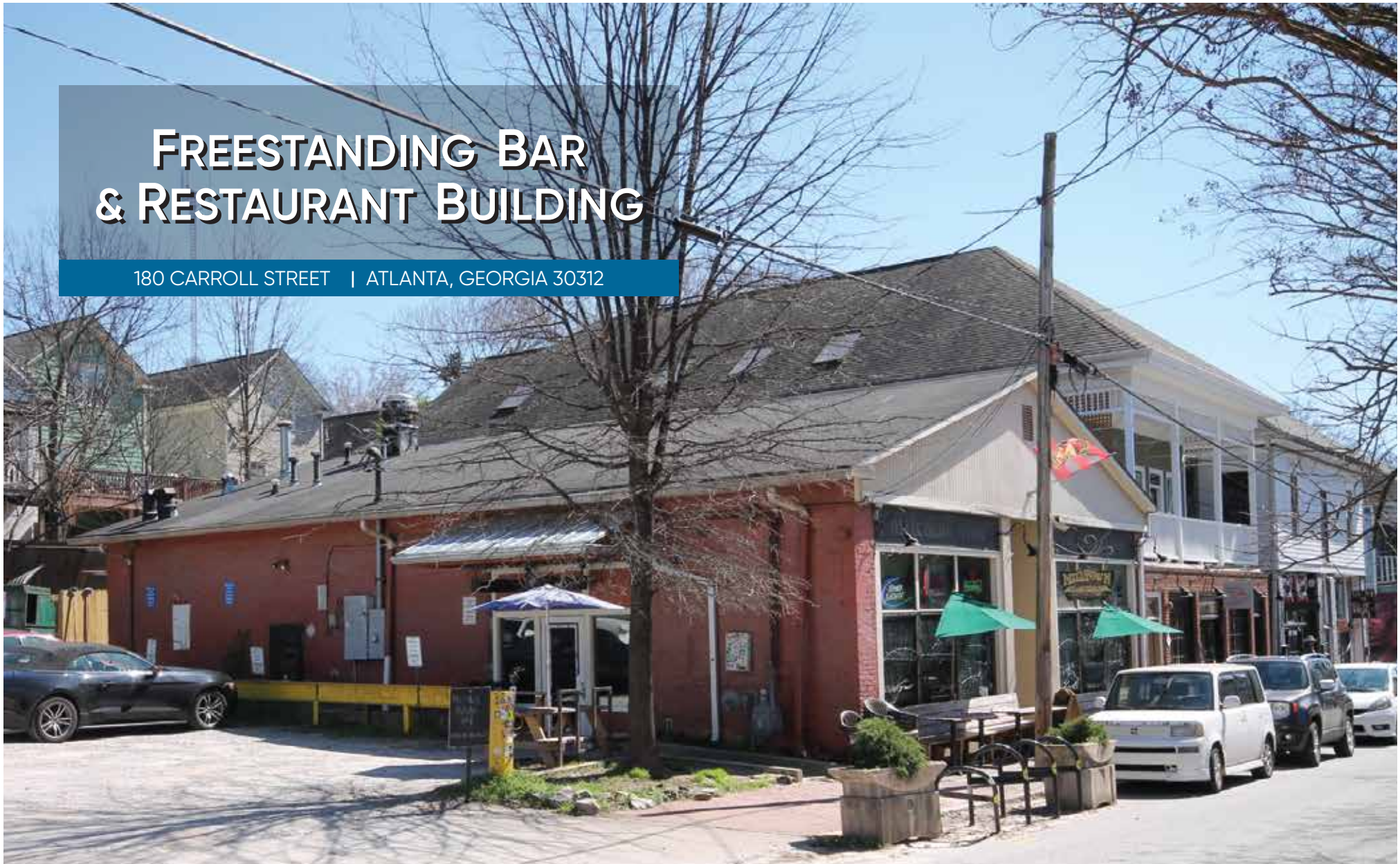


FREESTANDING BAR & RESTAURANT BUILDING

180 CARROLL STREET | ATLANTA, GEORGIA 30312



Remodeled 1920's structure with dedicated parking and long term tenant in place on Cabbagetown's main commercial corridor.



**ATLANTA LEASING
& INVESTMENT**

DISCLAIMER AND LIMITING CONDITIONS

This Offering Package contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation.

Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Package, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Package is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Atlanta Leasing Associates, LLC dba Atlanta Leasing & Investment or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice.

Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Package or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Package may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Package, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Package and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Package may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Atlanta Leasing Associates, LLC dba Atlanta Leasing & Investment or Owner/Seller. The terms and conditions set forth above apply to this Offering Package in its entirety and all documents, disks and other information provided in connection therewith.



CABBAGETOWN GEM

Freestanding Bar & Restaurant Building

OFFERING PRICE	<i>Please inquire</i>
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ADDRESS	180 Carroll Street, Atlanta, GA 30312
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SQUARE FEET	+/- 2,283
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ACREAGE	TBD upon sale – Current owner also owns 174 Carroll St
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NNN LEASED	Month-to-month
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EXECUTIVE SUMMARY

Atlanta Leasing & Investment is pleased to offer 180 Carroll Street (the “Property”) for purchase. Per Fulton County records, 180 Carroll Street consists of a +/- 2,283 bar/restaurant building currently operated by neighborhood favorite, Milltown Arms Tavern.

The 180 building, built in the 1920’s and renovated in the 1950’s and mid-2000’s, the Property represents an opportunity to own an asset on Cabbagetown’s unique Carroll Street commercial corridor.

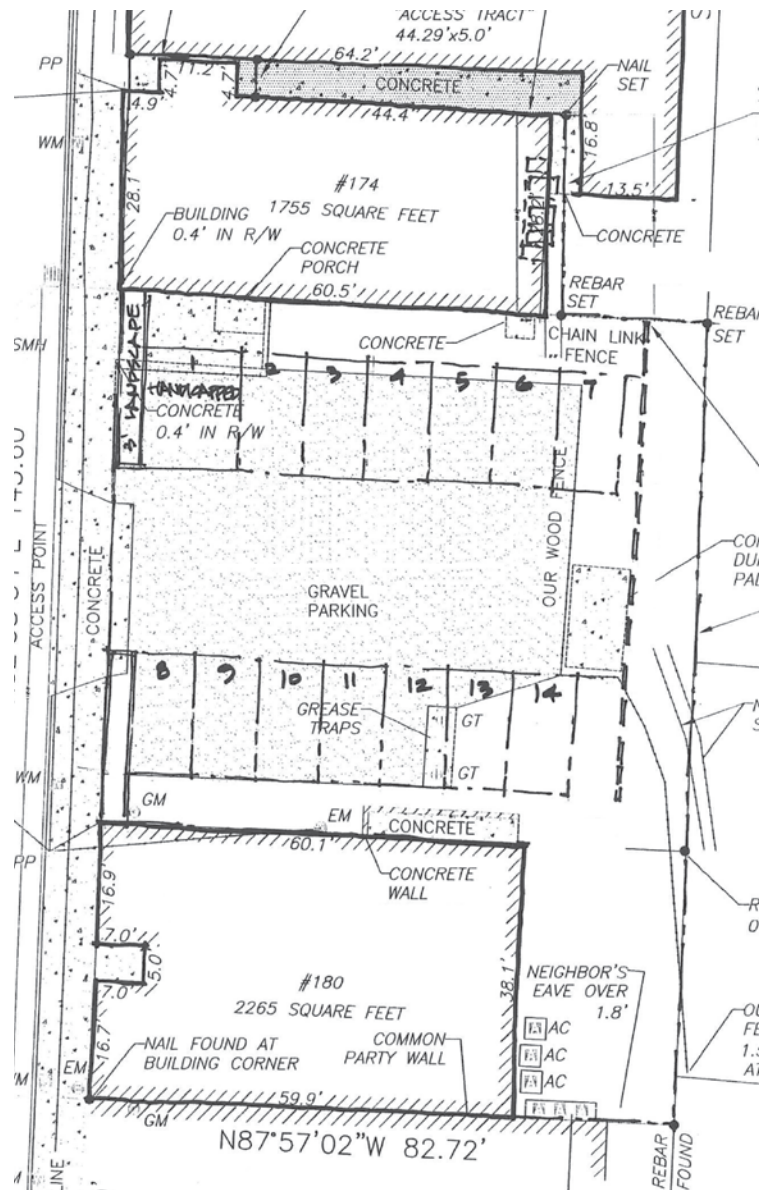
IMPROVEMENT HIGHLIGHTS

- Exterior comprised of brick, glass and wood
- Energy efficient windows trimmed to resemble 1920’s carpentry standards
- All plumbing, electrical, HVAC and roof replaced during 2004 renovation
- Sale to include deeded parking spaces along north side of building and evening access to parking spaces on south side of 174

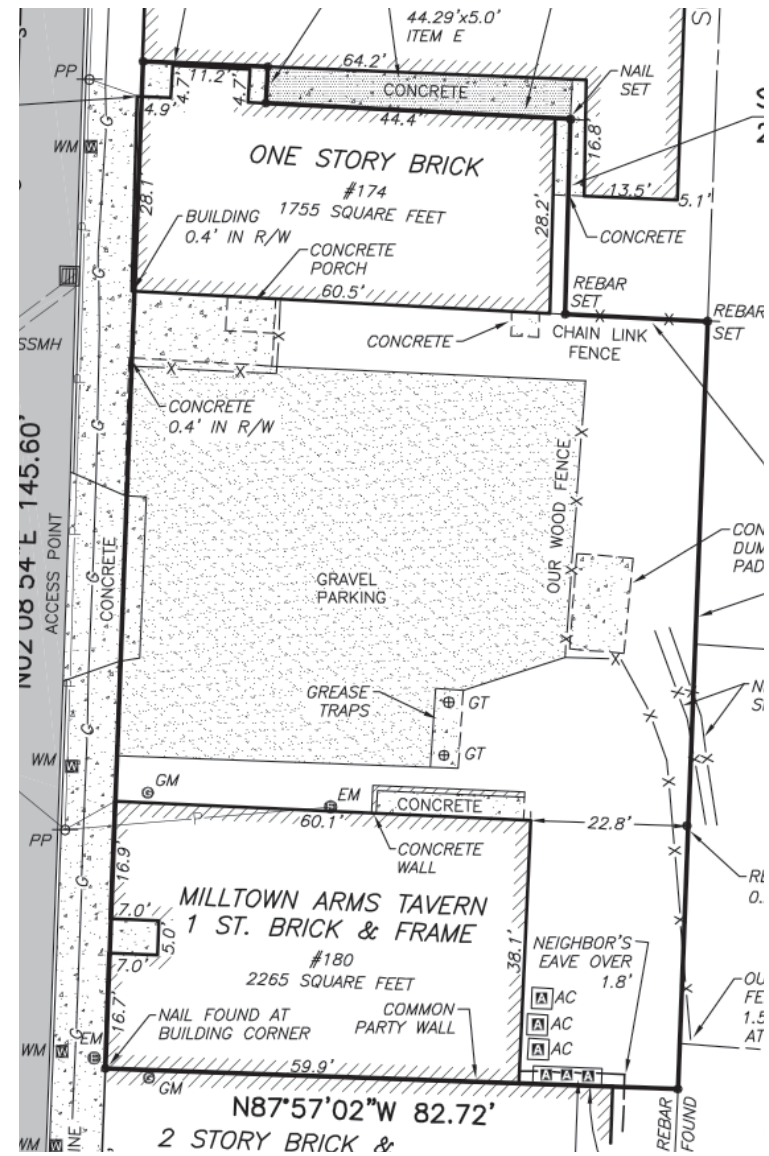
PROPERTY PHOTOS



SITE PLAN

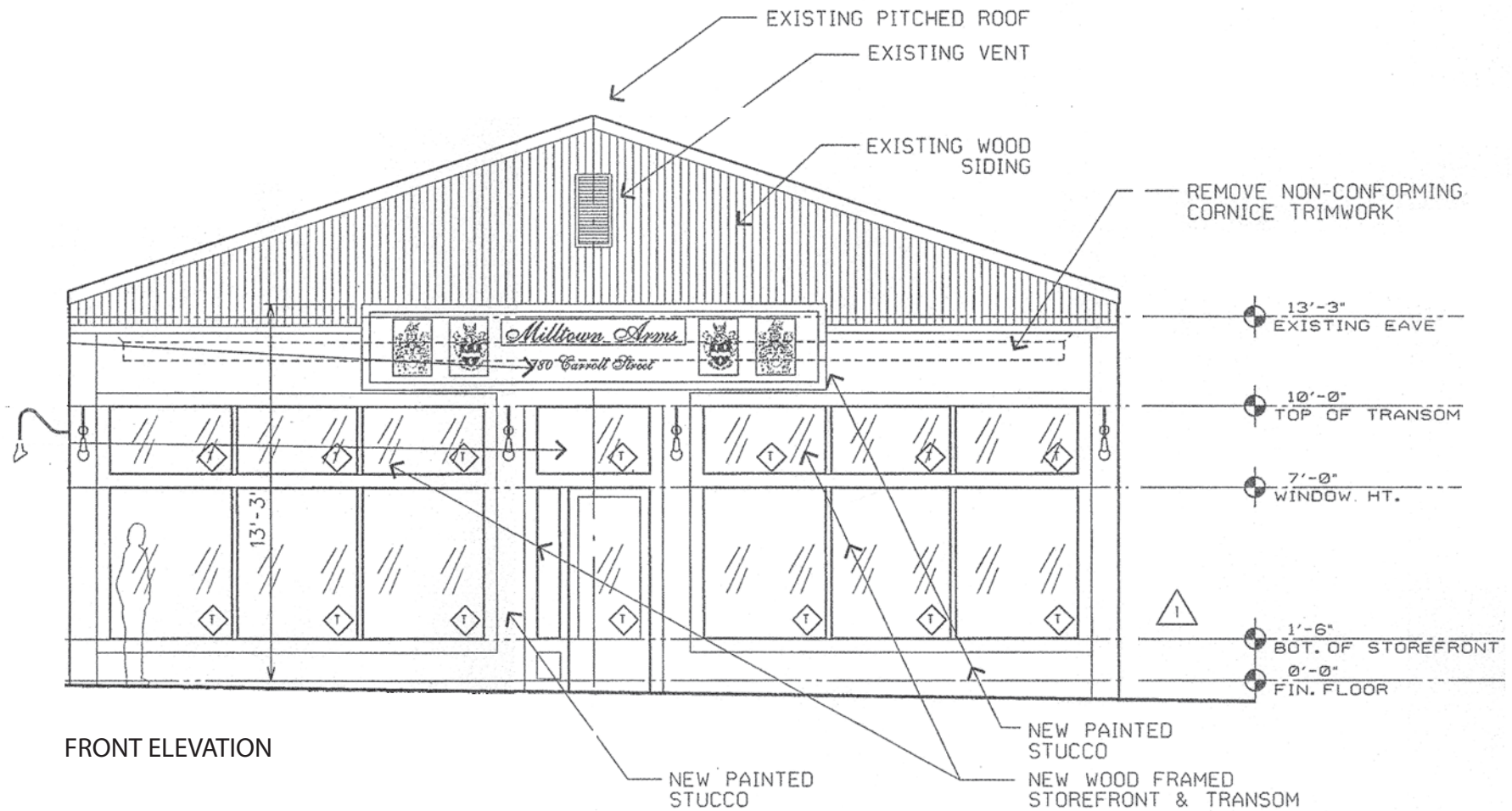


SURVEY

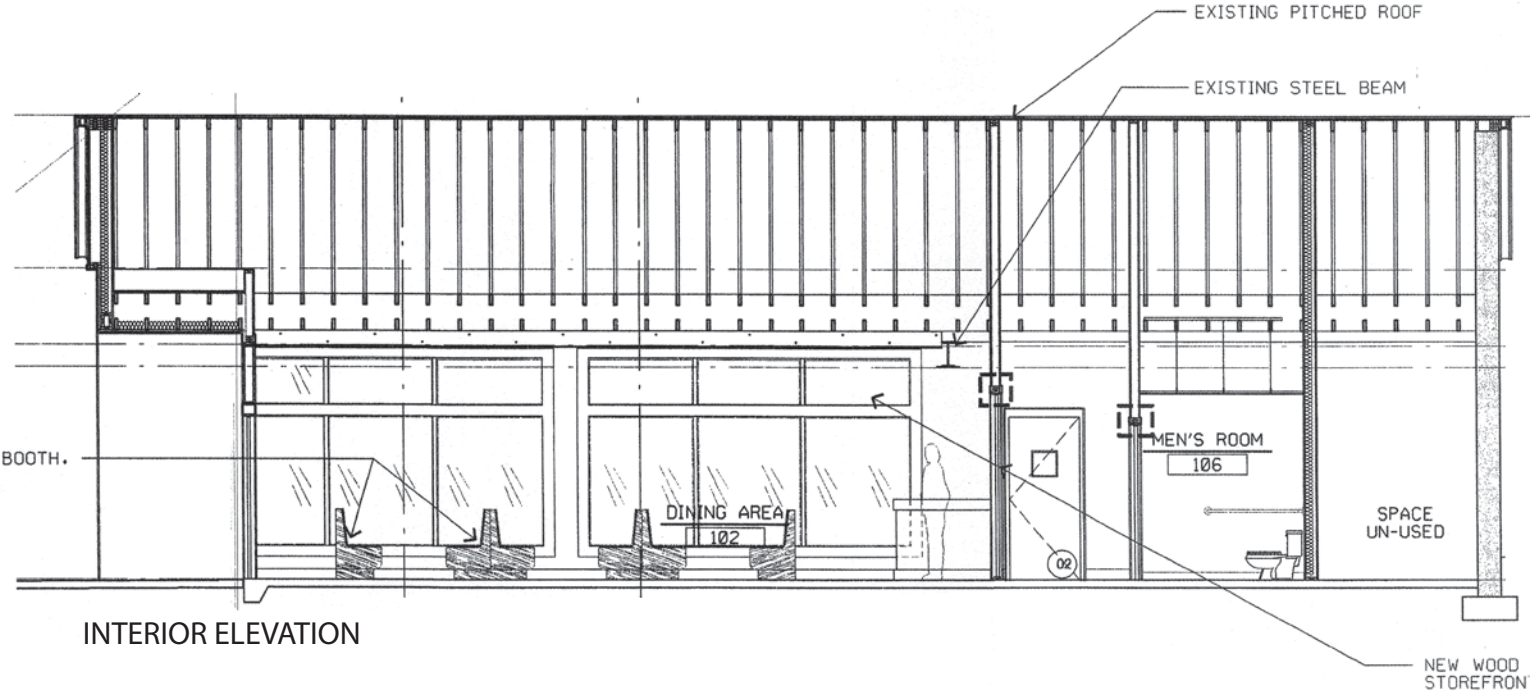




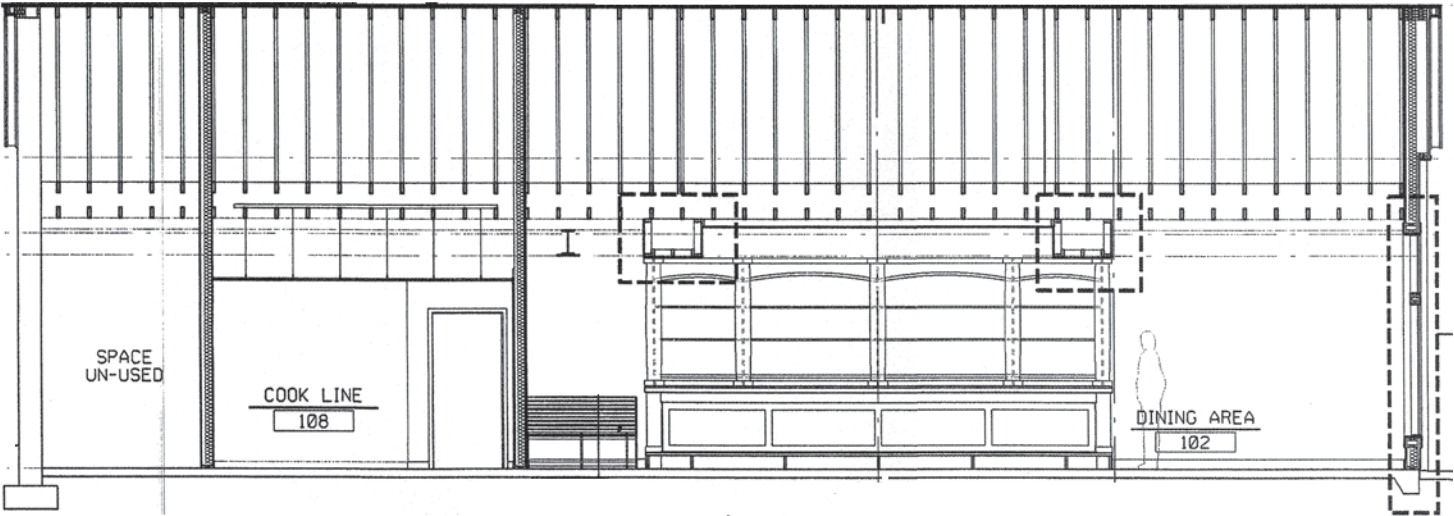
ELEVATIONS



ELEVATIONS



INTERIOR ELEVATION



INTERIOR BAR ELEVATION

SHARED PARKING ARRANGEMENT - 174/180 CARROLL STREET

1. Parking Lot and Encumbrances. The Business License for 180 Carroll Street requires and approval by the Atlanta Urban Design Commission (AUDC). To operate as a restaurant, 180 Carroll Street is required to enter into a shared parking agreement with 174 Carroll Street for use of the adjacent parking. 180 Carroll Street has designated use of all of the parking spaces on the South Lot and parking spaces in the North of the lot from 5:00 PM to 2:00 AM. 174 Carroll Street has use of the parking from 8:00 AM to 5:00 PM. 180 Carroll Street requires access to the rear parking lot dumpster for compliance with Fulton County Health Department and City of Atlanta Planning rules.
2. 180 Carroll Street will enter into an agreement to pay for 50% of all property and solid waste taxes associated with the gravel lot of 174 Carroll Street. The amount of the property taxes for the gravel lot shall be 60% of the assessed land value of 174 Carroll Street, SE Atlanta GA 30312 by the Fulton County Board of Assessors Office as multiplied by the announced annual mileage rate. Current rates may be found at their website <https://fultonassessor.org/>
3. 180 Carroll Street will have responsibility for maintenance of the parking lot including but not limited to trash pick-up, grading and maintenance of gravel, drainage lines, marking and striping, and removal of debris. 180 Carroll Street has responsibility for maintenance of the dumpster behind 180 Carroll Street accessible via the gravel parking lot.
4. Upon removal by AUDC or City of Atlanta of the business license operating requirement of a shared parking agreement, the owner of 174 Carroll Street may serve 180 Carroll Street with a 90 day notice of termination of the shared parking arrangement by delivering a certified letter to the present owners 180 Carroll Street, Atlanta GA 30312.
5. Upon removal by AUDC or City of Atlanta or Fulton County Health Department of the business operating requirement of a dumpster located behind 180 Carroll Street, the owner of 174 Carroll Street may serve 180 Carroll Street with a 90-day notice of termination of access to the rear dumpster by delivering a certified letter to the present owners 180 Carroll Street, Atlanta GA 30312.
6. Change of use of 180 Carroll Street from a restaurant/bar to another use will offer the owner of 174 Carroll Street the opportunity to petition the City of Atlanta and other authorities to remove the present operating requirements.

180 Carroll Street, Atlanta



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