

# OFFICE/RETAIL BUILDING FOR LEASE

4124 Clairmont Rd | Chamblee, GA 30341



**Single-tenant office/retail building**



**ATLANTA LEASING  
& INVESTMENT**



## OFFICE/RETAIL BUILDING FOR LEASE

### Single-tenant office/ retail building

LEASE RATE *please inquire with agent*

ADDRESS 4124 Clairmont Rd  
Chamblee, GA 30341

SQUARE FEET +/- 865 house + storage shed

ZONING City of Chamblee, Neighborhood  
Commercial (NC-1)

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## LEASE HIGHLIGHTS

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- High exposure on Clairmont Road
- Every space in house has natural light
- Hardwood floors, renovated bathroom, stainless appliances
- Neighborhood commercial (NC-1) zoning allows for a wide variety of office, retail and residential uses
- Large lot (11,570 SF) with plenty of parking in rear

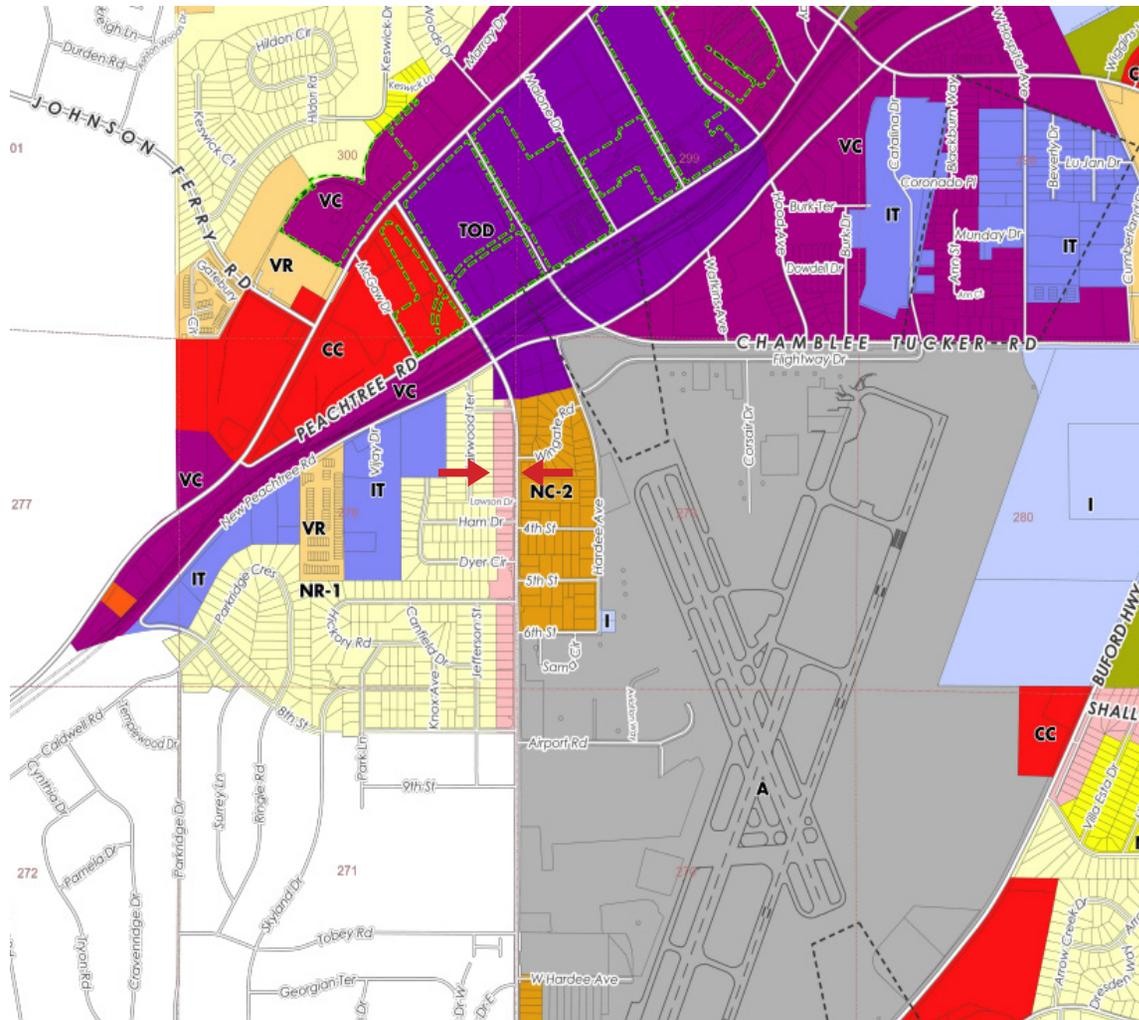
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## EXECUTIVE SUMMARY

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Atlanta Leasing Investment is pleased to offer 4124 Clairmont Road (the "Property") for lease. The Property consists of a +/- 865 square foot commercial house on .266 acres. Last utilized as a photography studio, the house and accompanying storage shed are perfect for many live/work arrangements. The large rear yard could be utilized for parking, play or gardening depending on the occupant's desire.

# ZONING



## Zoning Districts

- A Airport
- CC Corridor Commercial
- CVC Corridor Village Commercial
- I Light Industrial
- IT Industrial Transitional
- MU-BC Mixed Use - Business Center
- NC-1 Low-Density Neighborhood Commercial
- NC-2 Medium-Density Neighborhood Commercial
- NR-1 Neighborhood Residential 1
- NR-2 Neighborhood Residential 2
- NR-3 Neighborhood Infill
- PUD Planned Unit Development
- TOD Transit-Oriented Development
- VC Village Commercial
- VR Village Residential
- ⬜ Runway Protection Zones (Location approximate, based upon CAD data)
- ⬜ Rail Trail Overlay

4124 CLAIMONT RD., CHAMBLEE, GA 30341

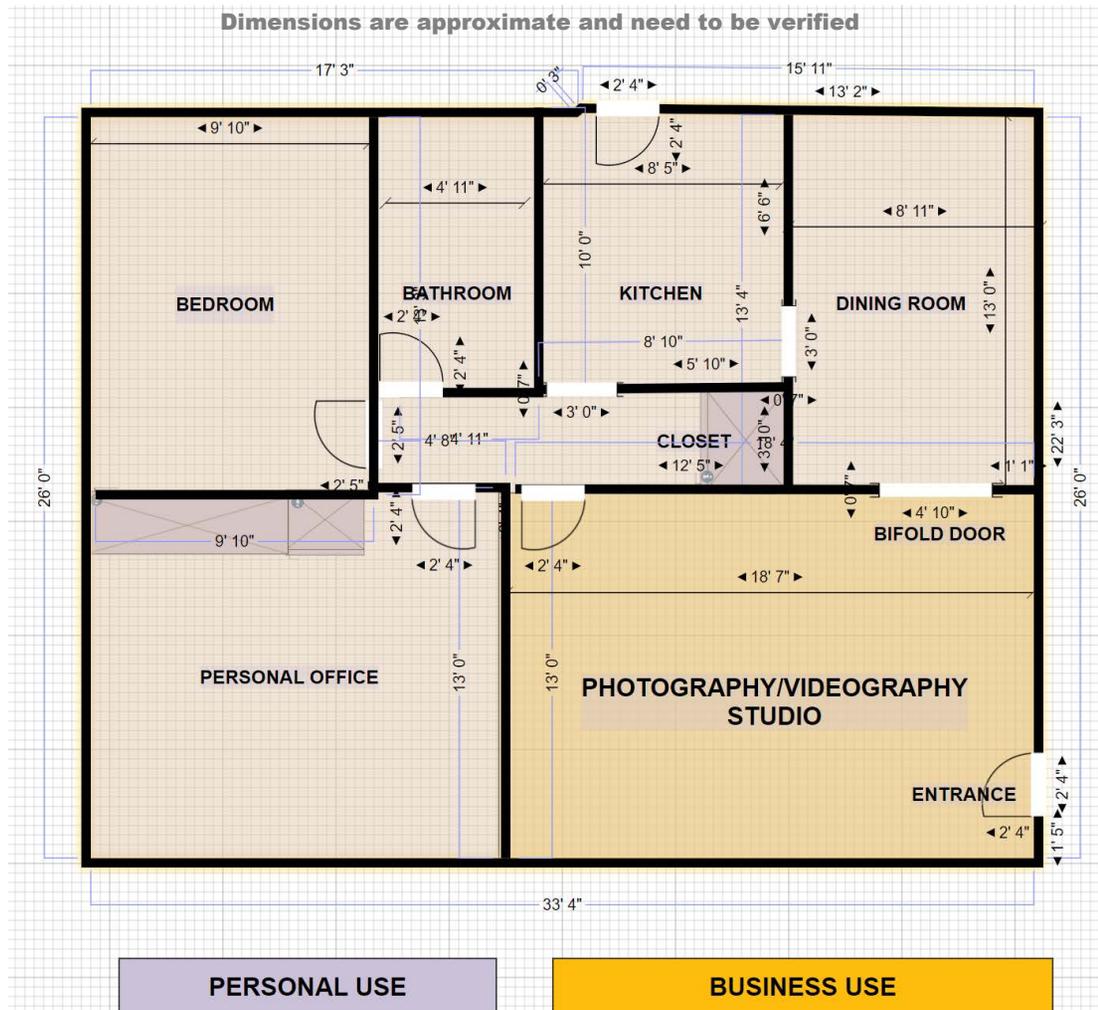
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# FLOOR PLAN



4124 CLAIRMONT RD., CHAMBLEE, GA 30341

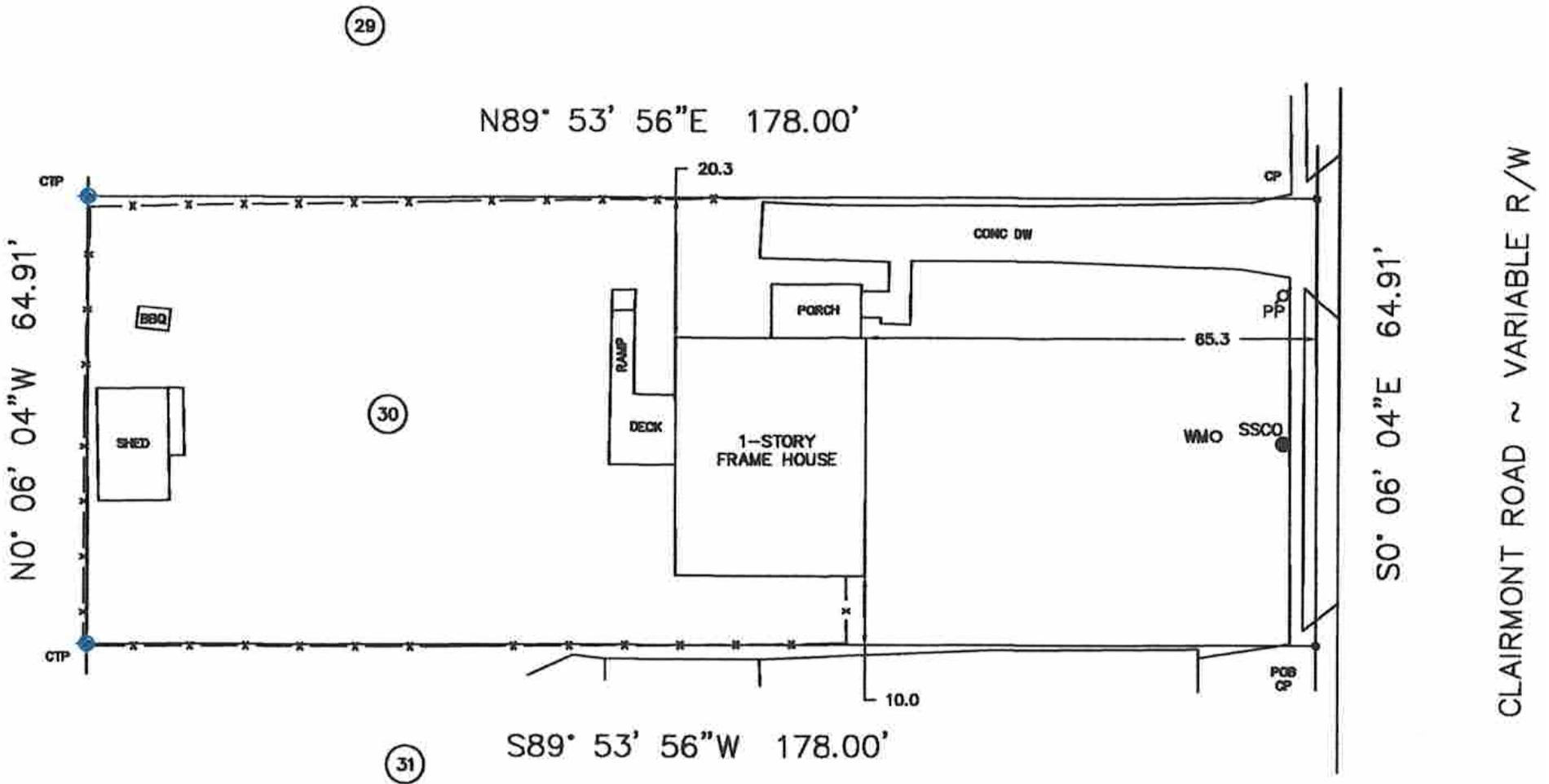
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# SURVEY



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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