

WELL LOCATED

**COMMERCIAL
SITE**

at corner of
Northside Drive and Fair Street, S. W.

FOR SALE

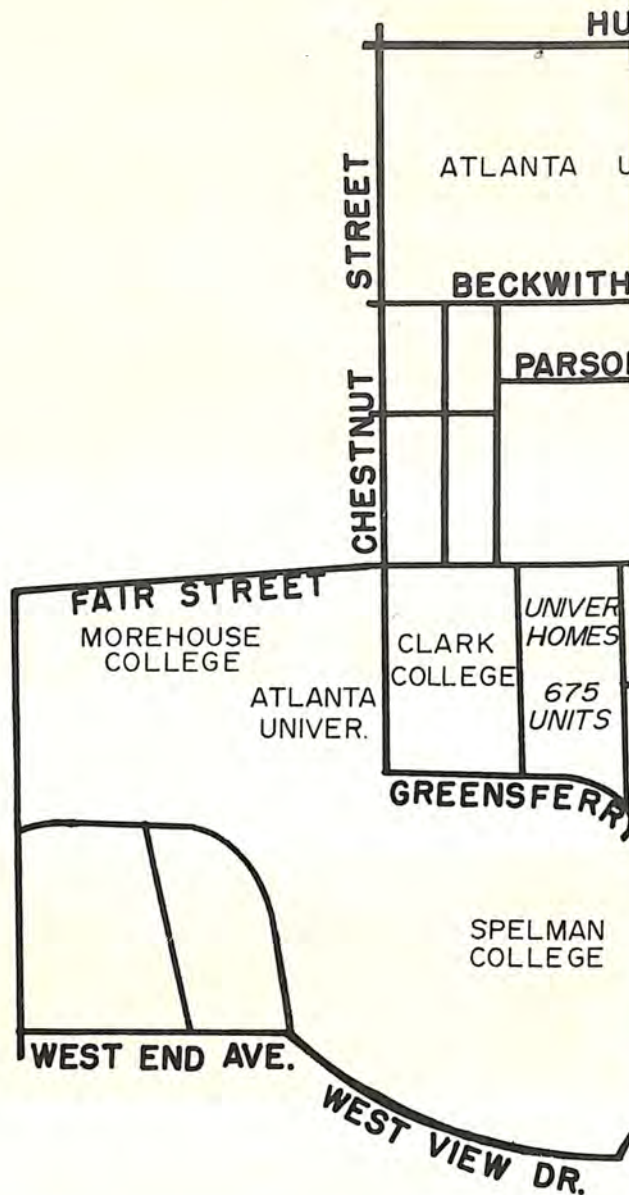
ON A COMPETITIVE BASIS

PARCEL 27

in the University Center
Urban Redevelopment Area

PROPOSALS WILL BE OPENED
JANUARY 22, 1969, 10:00 A. M.

ATLANTA HOUSING AUTHORITY
824 Hurt Building
Atlanta, Georgia 30303
404/523-6074



PERMITTED USES:

Retail store; Personal service facility, including but not limited to barber shop, beauty shop, laundromat, tailor shop, shoe repair shop or photographer; Food service facility, including but not limited to restaurant, bakery, beer store or liquor store; Office, including but not limited to bank, professional office or clinic; Amusement place, theatre or private club; Private school, including but not limited to music, dancing or art; Automotive or equipment sales or service; Commercial parking; Church or Temple; Library; Mortuary; Accessory building or use customarily incidental to the above uses.



LOCATION AND SIZE:

Located at the northwest corner of Fair Street and Northside Drive . . . in Southwest Atlanta . . . in the University Center Area. Consists of 1.41518 Acres (61,645 square feet) of land.



IMPROVEMENTS:

Water, natural gas, electricity, sanitary sewage, storm drainage, paved streets.



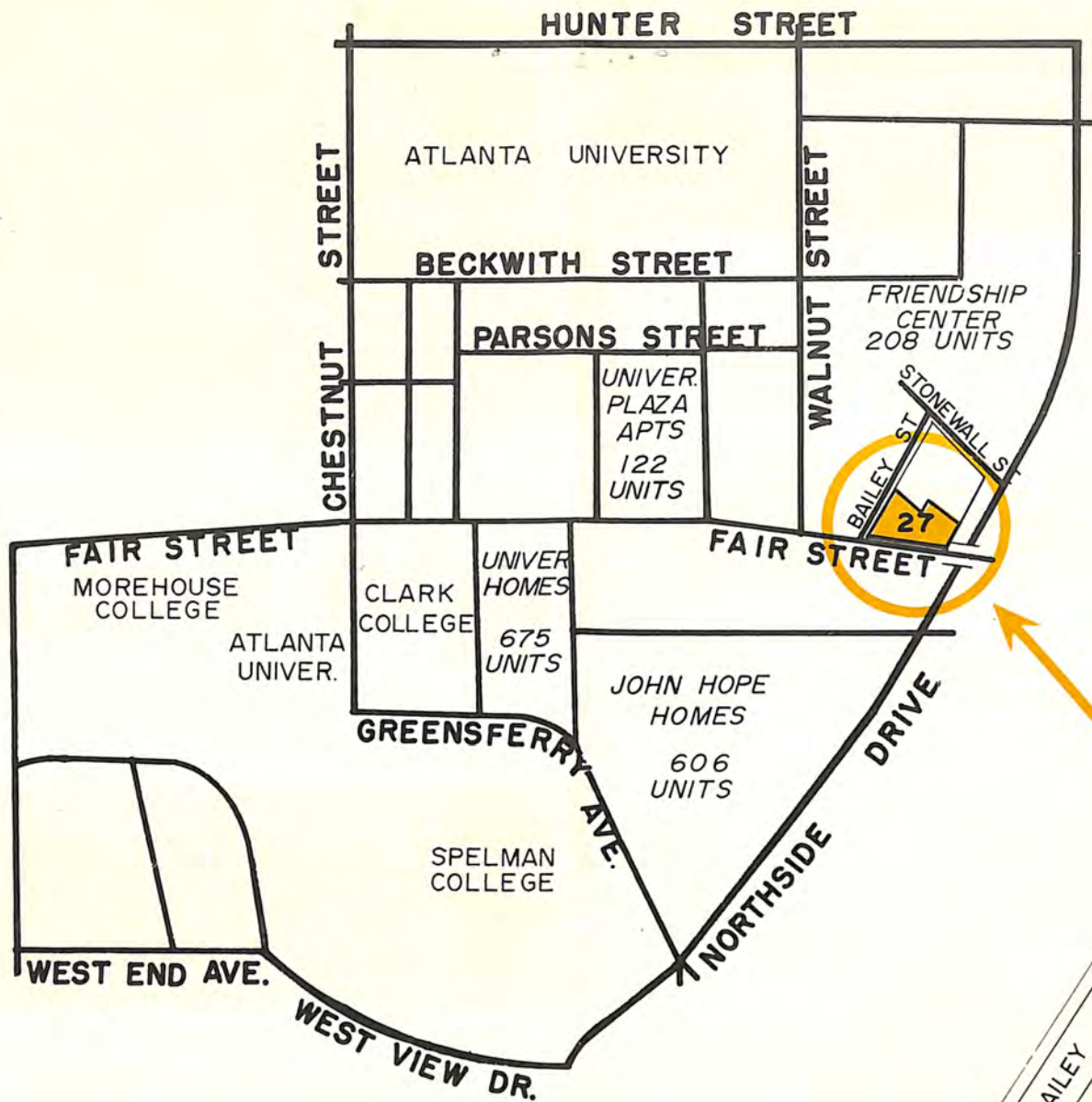
ZONING:

This property is zoned C-1, Commercial.

PROPOSALS ARE NOT COMPLICATED:

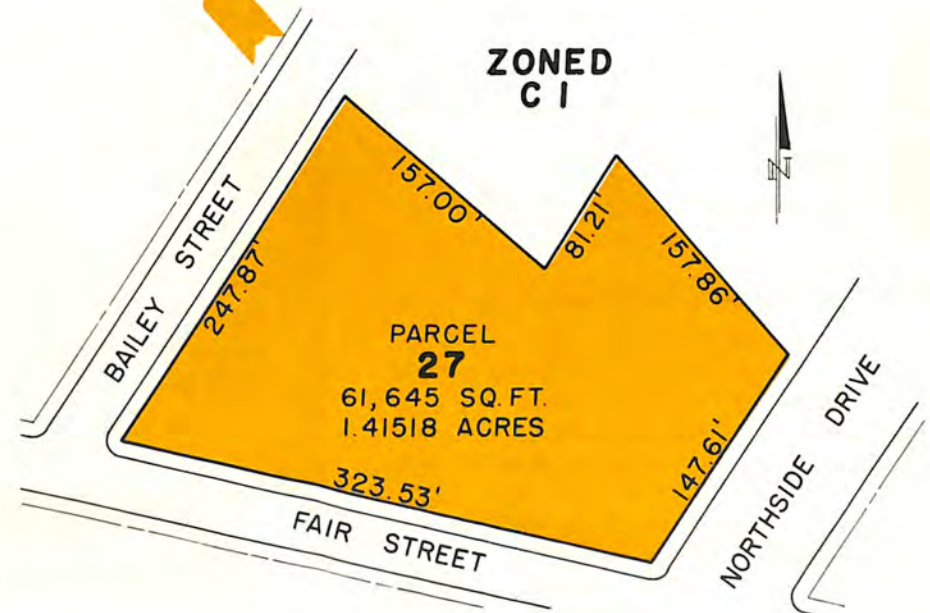
The Atlanta Housing Authority will supply all necessary proposal forms, and will gladly answer questions concerning the method of making your proposal. A minimum price of \$101,000.00 has been established for this property and no proposal with a purchase price less than that will be considered. Proposals are to be opened in the office of the Atlanta Housing Authority on **January 22, 1969**, at 10:00 A.M. If an acceptable proposal is not received, the Authority will continue to receive proposals and to open them as received for a period of twelve months or until the tract is sold.

**PRE-ESTABLISHED MINIMUM PRICE
FOR THIS PROPERTY
\$101,000.00**
Proposals for less than this amount cannot be considered.



Take A Look At This offering!

Parcel 27 contains almost an acre and a half of land . . . and is strategically located in an important area of the City . . . near the campuses of Clark, Morehouse and Spelman Colleges and Atlanta University. It is also near housing projects with a total of 1,611 dwelling units. The property has frontage on heavily traveled Northside Drive as well as on Fair and Bailey Streets . . . and is suited for a number of Commercial uses. Just minutes from downtown Atlanta . . . and the Expressway Systems.



**PRE-ESTABLISHED MINIMUM PRICE
FOR THIS PROPERTY
\$101,000.00**

Proposals for less than this amount cannot be considered.

URBAN REDEVELOPMENT PROTECTS THE FUTURE OF YOUR INVESTMENT

In any Urban Redevelopment Area, no proposal can receive consideration that contemplates an unpermitted use. This assures good neighbors and permanence of values. All proposals must include a statement by the redeveloper showing financial responsibility and capability to successfully complete the proposed improvements set forth in preliminary drawings and a narrative description. These are carefully considered before a determination is made as to which proposal is to be accepted. The Agency will accept such proposal, if any, as it deems to be in the public interest and in furtherance of the purposes of the Georgia Redevelopment Law; however, no proposal for purchase at a price less than the established minimum price will be considered. In evaluating the proposals, the Agency will consider the proposed price to be paid for the land; the compatibility of the proposed development to other existing and planned improvements in the area; the excellence of the proposed design and the quality of the overall planning of the proposed development; and the size of the proposed development, particularly as it relates to effect on the tax digest. These tracts are in a protected area—this is fundamental to the whole basic concept of Urban Redevelopment.

BROKERS PROTECTED

**Ask About Tracts in Other Atlanta
Urban Redevelopment Areas**