



**PRICE PER SQFT:** \$80.92  
**TYPE:** Commercial  
**STORIES:** One  
**TTL # UNITS:** 2  
**APX TOTAL SQFT:** 7290  
**SQFT RANGE:** 7,000-7,999  
**APX OFFICE SQFT:** 0  
**APX WAREHOUSE SQFT:** 0  
**APX RETAIL SQFT:** 0  
**APX MANUFACTURING SQFT:** 0  
**APX RES UNIT SQFT:** 0  
**SQFT SOURCE:** Tax Records  
**MINIMUM SQFT:** 0  
**MAXIMUM SQFT:** 0  
**# PARKING SPACES:** 10  
**YEAR BUILT:** 1940  
**APX AGE:** 76  
**SHOWING:** 24 Hrs Notice to Show, Call LA for Appointment

**UNIT #:** 4  
**AREA:** 02:North Athens/Clarke Co.  
**SUBDIVISION/COMPLEX:** Chase Park Warehouses  
**COUNTY:** Clarke  
**ZONING:**  
**LISTING TYPE:** EA  
**OWNERSHIP/SEARCH STATUS:** Other-See Remarks  
**BUSINESS TYPE:**  
**LOCATION/CURRENT ZONING:** Commercial  
**AUCTIONEER'S ESTIMATE RANGE:**  
**ABSOLUTE:**  
**LOCKBOX:** No  
**LOCKBOX TYPE:**  
**LOCKBOX CODE:**  
**LOCKBOX LOCATION:**

**APX ACRES:** 0  
**LEGAL LOT:**  
**PLAT BOOK:**  
**TAX YEAR:** 0  
**COA:** No  
**INITIATION FEE:** No  
**CAM FEE:** No  
**BUILDER:**  
**MANAGEMENT CO:**  
**NOI:** 0  
**LEASE OPTION:** No  
**LEASE:**  
**SALE INCLUDES:** Other-See Remarks

**LOT SIZE/ACREAGE:** 0-.5  
**LEGAL BLOCK:**  
**PLAT BOOK PAGE:**  
**CITY TAXES:** 0  
**COA FEE AMOUNT:**

**INITIATION FEE AMOUNT:**  
**CAM FEE AMOUNT:**  
**DOCUMENTS ON FILE:** Other-See Remarks

**TAX ID:** 114B1 A004  
**LEGAL SECTION/PHASE:**  
**DEED BOOK:**  
**MISC TAXES:** 7262.66  
**COA FEE PAID:**

**DEED BOOK PAGE:**  
**TOTAL TAXES \$:** 7262.66

**INITIATION FEE AMOUNT:**  
**CAPITAL FEE AMOUNT:**

**MANAGEMENT PHONE:**  
**GROSS INCOME:** 0  
**VACANCY %:**  
**OWNER FINANCING:** No

**LEASE PURCHASE:** No  
**ASSUMABLE:** No  
**LEASE EXPIRE DATE:**  
**RENTAL RESTRICTION:** No

**CLEAR SPAN:**  
**CEILING HEIGHT:**  
**AMENITIES:** Other-See Remarks  
**APPLIANCES:** None  
**RENOVATED/REMODELED:**

**EASEMENTS:**  
**WATER LINE SIZE:**

**LOADING DOCK:**  
**SEWER LINE SIZE:**

**RAIL FRONTAGE:**  
**ELECTRICAL VOLTAGE:**

**YEAR RENOVATED/REMODELED:** 0

**STRUCTURE:** Warehouse  
**CONSTRUCTION:** Other-See Remarks  
**EXTERIOR:** Other-See Remarks  
**FOUNDATION/BASEMENT:** Slab  
**ROOF TYPE:**  
**WATER:** City/County  
**SEWER:** City/County  
**HEAT:** Central, Electric, Heat Pump, Multiple Units, Other-See Remarks  
**AIR:** Central Electric, Heat Pump, Multiple Units  
**GREEN FEATURES:** None

**FLOOR TYPE:** Wood, Other-See Remarks  
**EXTRAS:** Handicap Access, Other-See Remarks  
**UTILITIES:** Other-See Remarks  
**EQUIPMENT:** None  
**TENANT PAYS:** Other-See Remarks  
**LANDLORD PAYS:** Other-See Remarks

**DIRECTIONS:** Either take Prince Avenue to Chase Street North, right onto Nantahala, immediate left on Wynburn, cross railroad tracks becomes Tracy Street with Chase Park Warehouse on the left. Unit 4 entry at loading dock.

**PROPERTY DESCRIPTION FOR PUBLIC:** Adaptive re-use of historic 1940's cotton loft less than a mile from downtown in the historic Boulevard area, Chase Park Warehouse Complex has been transformed into one of Athens' most recognized adaptive reuse projects over the last 10 years. The 7,300 sf is currently divided into one large space plus 9 large studios plus storage. The 7,300 can be further reconfigured as 2,4 or more spaces and sold separately. See architectural. Driven by the entrepreneurial spirit, the building has organically grown into an eclectic mix of artists, businesses, and residents, with diverse uses including art galleries and studio space, graphic and web designers, video productions facilities, apartments and condos, trapeze, dance, martial arts, and pilates studios, and even a bike recycling shop. The original post and beam construction is intact and clerestory windows provide ample natural light. This unique historic saw tooth roofed timber frame warehouse was renovated in 2001. Unit 4, approximately 7300 sqft, is available for sale. This space can be subdivided and could be reconfigured completely without compromising structural integrity. The space comprises the 2,200 sqft gallery currently leased to ATHICA, surrounded by large studios containing a large dance studio with a solid maple sprung floor and separate heating/cooling unit and private exterior access, a commercial real estate office, painting studios, a fitness space and two photography studios. All spaces have heat and air conditioning provided by fan coil units. Many units are high bay post and beam spaces with polished concrete floors and clerestory lighting. There is a two story storage area, two bathrooms (one ADA accessible) and two 10' wide overhead coiling garage doors which allow the space to be used in different ways. One of the overhead doors opens onto a wood framed gable-covered porch area/loading dock which can be a hub of activity when used for summer camp activities or the festive scene of many art openings and dance performances.

**PRIVATE REMARKS:**

**OWNER'S NAME:**  
**OWNER'S ADDRESS:**  
**OWNER'S CITY:**  
**OWNER'S PHONE:**

**OWNER'S E-MAIL:**  
**OWNER'S STATE:**  
**OWNER'S ZIP:**

**ALT PHONE:**  
**VARIABLE ARRANGEMENT:**

**SA:** 2.5  
**LB:**  
**VARIABLE:** No

**OTHRARNG:**  
**SELLER INCENTIVES:** No  
**SELLER INCENTIVES FOR BUYER:**

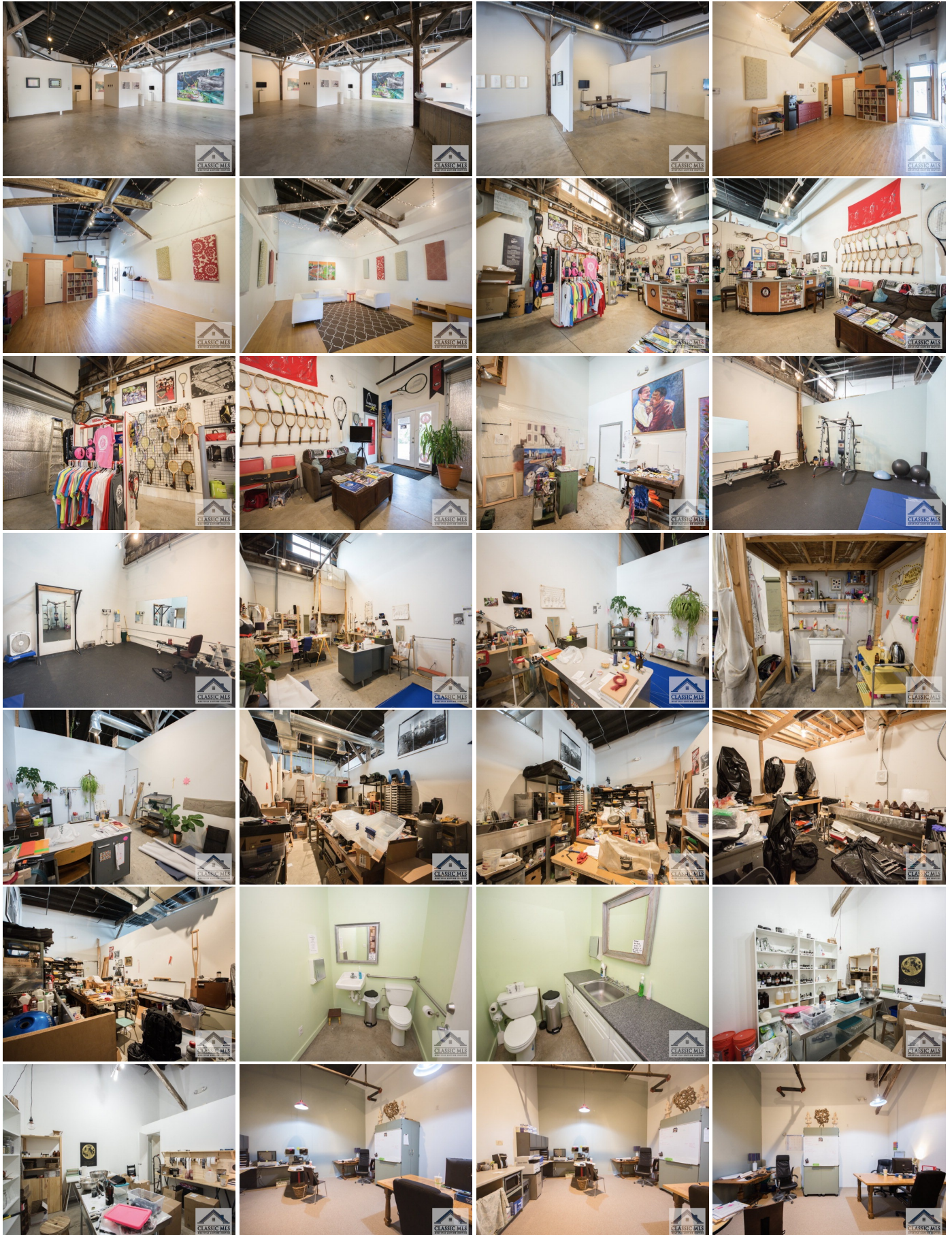
**SELLER INCENTIVES FOR BROKER/AGENT:**



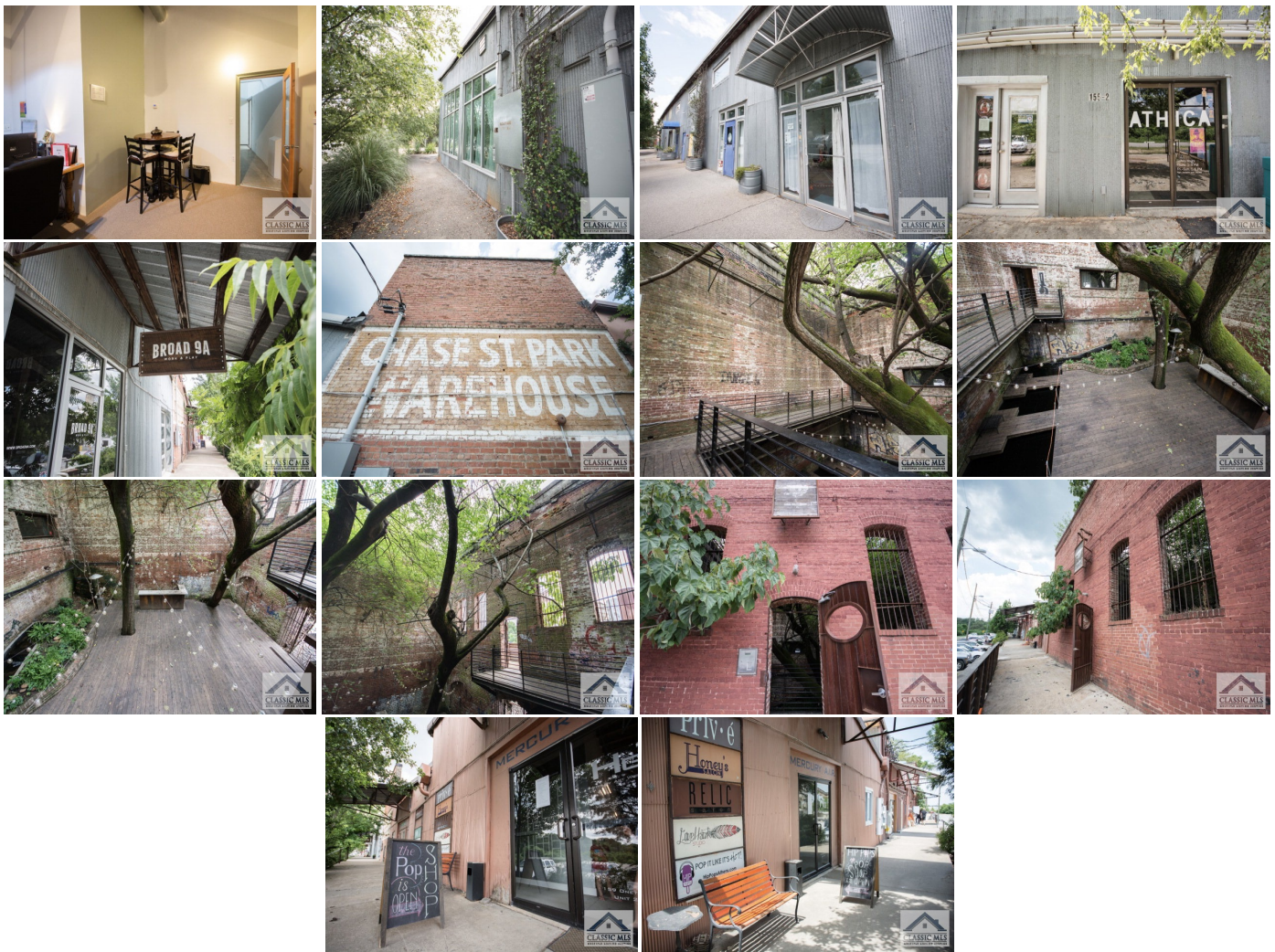
**POSSESSION:** See Remarks  
**SHORT SALE:**  
**SIGN:** INTERNET: Yes  
**ORIG LP:** \$589,900  
**BRANDED REMARKS:**

**REFER TO MLS#:**  
**SHORT SALE INFO:** Other-See Remarks  
**DSPLYADDR:** Yes  
**UNCNTRDT:**

**SELLER DISCLOSURE:** No  
**ALLOWAVM:** Yes  
**PRJCLSGDT:**  
**ALLOWCMMTS:** Yes  
**DOM:** 110







**Office Name:** Chastain, Jenkins & Leathers, LLC (#:214)  
**Main:** (706) 559-4520  
**Fax:** (706) 559-4522  
**Office Corporate License:** 54781

**Listing Agent:** Christy Jenkins (#:20669)  
**Contact #:** (706) 540-8787 ext. cell  
**Agent Email:** [christy@cjandl.com](mailto:christy@cjandl.com) **License Number:** 226625