

817 Highway 247
Kathleen, GA 31047
Houston County

\$1,350,000
INVESTMENT PROPERTY



NEW CONSTRUCTION
MULTI-UNIT OFFICE-WAREHOUSE

- 16,450 SF office-warehouse divided into ten (10) units
- Six (6) units have been leased as of May, 2016
- Current Gross Monthly Income \$8,400 per month
- Potential Gross Monthly Income \$12,850 per month (based on average lease rates)
- Approximate Cap Rate – 8%
- Great location approximately 1.5 miles south of Highway 96
- Convenient to Robins Air Force Base, Warner Robins and Bonaire

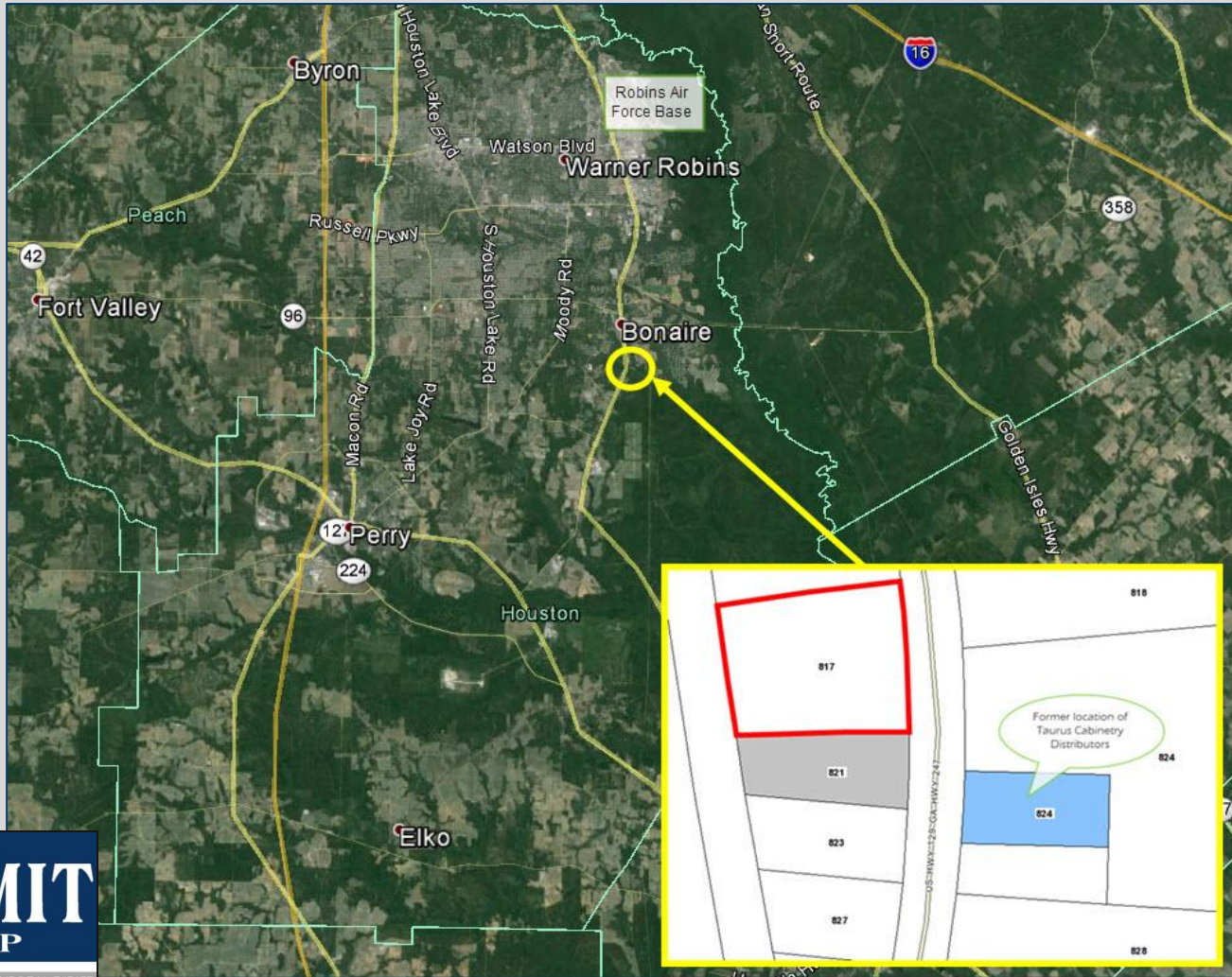


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