

201 Patterson Ave

201 Patterson Ave, Fort Oglethorpe, GA 30742



Listing ID: 30049137
Status: Active
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: Free-Standing Building, Restaurant
Size: 2,600 SF
Sale Price: \$425,000
Unit Price: \$163.46 PSF
Sale Terms: Cash to Seller
Ceiling: 14 ft.



Overview/Comments

Graphics Hair Design salon has been a mainstay in the Fort Oglethorpe market for almost 10 years. After much thought, the owner has moved her business to East Brainerd. The property can reopen as a salon very easily and with only a small investment for equipment. The location, parking, visibility is excellent for any retail establishment.

The traffic counts on Lafayette Rd are over 20,000 cars per day and over 27,000 on Battlefield Parkway. These two street are 1 block away. Patterson Ave and Cross St are used as cut through street to avoid traffic on these two busy streets.

This property can easily be converted to many commercial uses. There is no drop ceiling and has minimal load bearing walls. Currently, there is a small separate suite that could be used by a second tenant, Possible uses include offices, restaurant, medical, therapy and a host of other uses.

More Information Online

<http://commercial.gcar.net/listing/30049137>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority: Catoosa
Tax ID/APN: 0002G-005
Retail-Commercial Type: Free-Standing Building, Restaurant, Retail-Pad, Street Retail
Zoning: C-1
Property Use Type: Investment, Vacant/Owner-User, Business

Building Name: Graphics Hair Design
Gross Building Area: 2,600 SF
Building/Unit Size (RSF): 2,600 SF
Usable Size (USF): 2,600 SF
Land Area: 0.63 Acres
Sale Terms: Cash to Seller

Area & Location

Retail Clientele: General, Family, Business, Traveler, Tourist
Property Located Between: at Corner of Patterson Ave and Cross St
Property Visibility: Excellent
Largest Nearby Street: Battlefield Parkway - Hwy 2A

Feet of Frontage: 180
Traffic/Vehicle Count: 27,500
Highway Access: I-75 is accessed via Hwy 2A
Airports: Chattanooga Metropolitan Airport

Site Description The site is level and at street grade. Is at the corner of Patterson Ave. and Cross St. The building has two entrances and parking on 3 sides.

Area Description The subject location is in the heart of Fort Oglethorpe's business district. Many new retail establishments have been built nearby within the last several years.

Building Related

Total Number of Buildings: 1
Number of Stories: 1
Typical SF / Floor: 2,600 SF
Property Condition: Excellent
Year Built: 2008
Construction/Siding: Steel Frame

Exterior Description: The front two sides of the building have a stucco type finish.
Total Parking Spaces: 30
Parking Ratio: 11.5 (per 1000 SF)
Parking Type: Structure, Surface

Parking Description: Parking is twice the average at 11.5 spaces per 1,000 SF. The parking lot is flat with painted lines. Parking is on 3 sides.
Ceiling Height: 14
Loading Doors: 0
Loading Docks: 0
Passenger Elevators: 0
Freight Elevators: 0

Sprinklers: Wet
Heat Type: Natural Gas
Heat Source: Heat Pump
Air Conditioning: Engineered System
Interior Description: The building was built as a hair salon. It could easily be another hair salon or converted to many other uses.

Land Related

Zoning Description: C1-Commercial
Lot Frontage: 180
Lot Depth: 150
Water Service: Municipal
Sewer Type: Municipal
Land Ownership: Owned

Location

Address: 201 Patterson Ave, Fort Oglethorpe, GA 30742
County: Catoosa
MSA: Chattanooga



Property Images



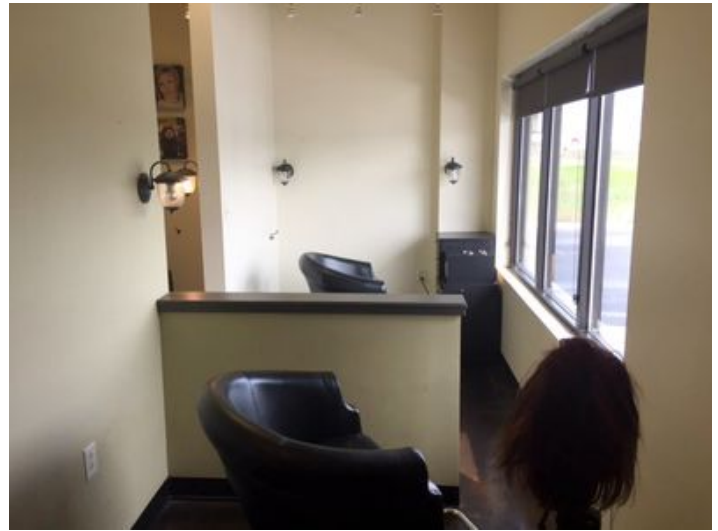
Front Left View



Right Side



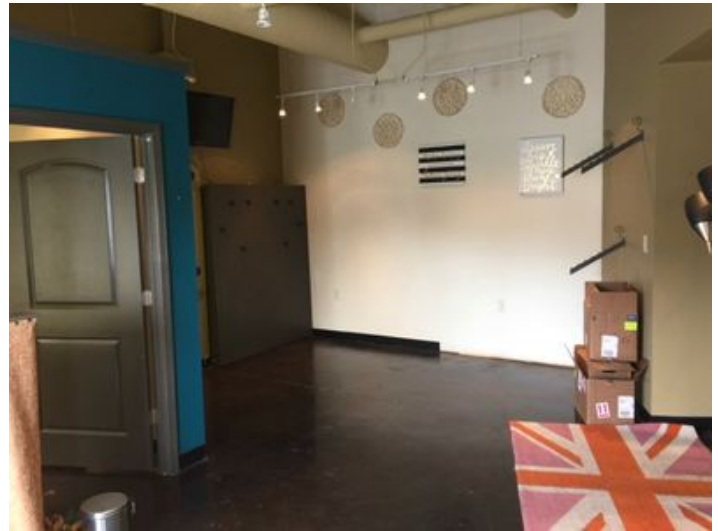
Front Sales Counter



Styling Station



Interior 1



Small Additional Suite



Interior 2

Property Contacts



Robert Fisher

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Michael Taylor

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Traffic Count
20,400

Traffic Count
25,600

201 Patterson
Ave

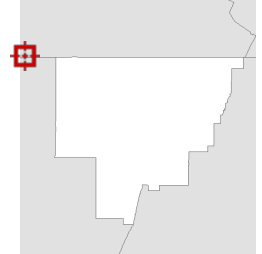
Traffic Count
27,500

201 Patterson Ave

Aerial Map



Overview

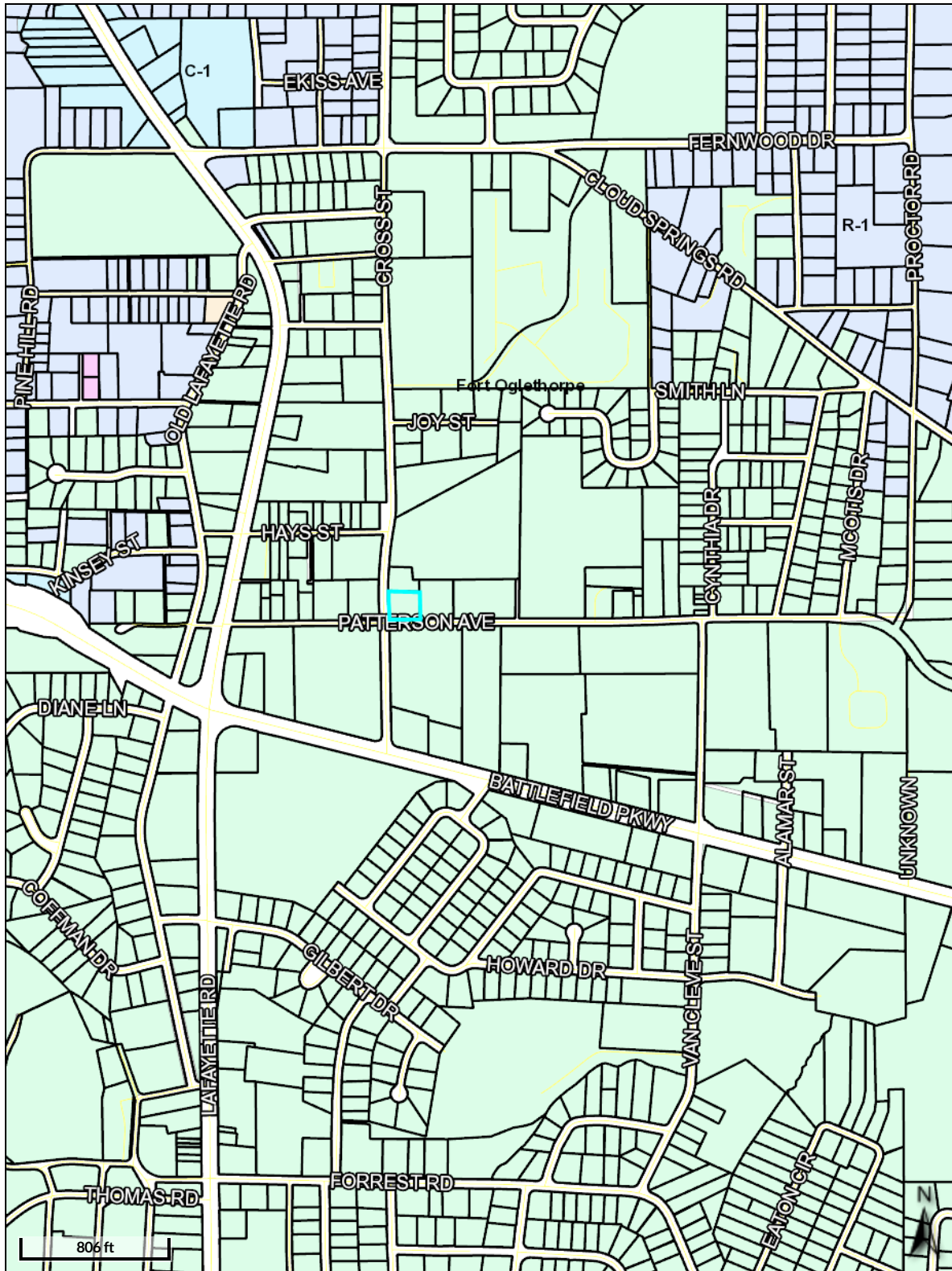


Legend

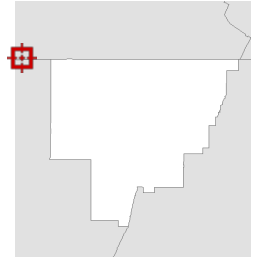
-  Parcels
-  Roads

201 Patterson Ave







Zoning Map



Overview



Legend

-  Parcels
-  Roads
- Zoning**
-  A-1
-  C-1
-  C-2
-  C-3
-  C-R
-  Fort Oglethorpe
-  I-1
-  I-2
-  PCFD
-  PUD
-  R-1
-  R-2
-  R-3
-  R-A
-  RTZ
-  Ringgold
-  SZ

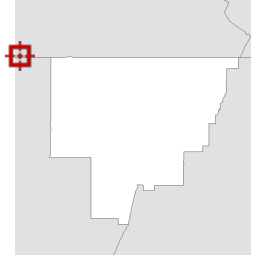


201 Patterson Ave

Parcel Map



Overview



Legend

- Parcels
- Roads