

## Commercial



<b>Listing #</b>	8426628	<b>List Price</b>	\$265,000
<b>Property Type</b>	Commercial	<b>Status</b>	Active
<b>Address</b>	1483 Lake City Industrial	<b>Unit/Lot</b>	
<b>City</b>	Morrow	<b>Zip</b>	30260
<b>Complex Name</b>		<b>State</b>	GA
<b>County</b>	Clayton	<b>Area</b>	CLAY
<b>List Date</b>	7/30/2018	<b>Original Price</b>	\$265,000
<b>Expire Date</b>	4/30/2019	<b>DOM</b>	9



<b>Tax ID</b>	12176B C016	<b>Land Lot</b>		<b>Total Finished Area</b>	3,686
<b>District</b>		<b>Section</b>		<b>Year Built</b>	1978
<b>Taxes</b>	\$2,862.55	<b>Lot</b>	7	<b>SQFT Source</b>	B
<b>Tax Year</b>	2017	<b>Block</b>		<b>Square Footage</b>	2000-5000
<b>Constr Status</b>	Resale	<b>Unit</b>		<b>Lot Dimensions</b>	
<b>Plat Book</b>		<b>Deed Book</b>		<b>Acreage</b>	0.380
<b>Plat Page</b>		<b>Deed Page</b>		<b>Acreage Source</b>	Public Record

<b>List Agent</b>	Marilyn Livingston	<b>List Agent 2</b>	
<b>List Agent ID</b>	LIVINGSTONMD	<b>LA 2 ID</b>	
<b>List Agent Lic</b>	250010	<b>LA 2 License</b>	
<b>List Agent E-mail</b>	mdliving@bellsouth.net	<b>LA 2 Email</b>	
<b>List Agent Phone</b>	Phone: 404-886-1833	<b>LA 2 Phone</b>	
<b>List Office</b>	LEI Realty, Inc.	<b>List Office E-Mail</b>	mdliving@bellsouth.net
<b>List Office ID</b>	LEIR01	<b>List Office Lic</b>	63374
		<b>List Office Phone</b>	Office: 4048861833

<b>CompAmt</b>	4.00	<b>List Agreement Type</b>	Exclusive Right To Sell
<b>BuyerAgencyCompType</b>	%	<b>Owner Name</b>	contact Agent
<b>Variable Rate Commission</b>	No	<b>Owner Phone</b>	404 886 1833
<b>Date of Possession</b>	At Closing	<b>Special Conditions</b>	Recently Renovated
<b>Showing Instructions</b>	Lockbox Non-GAMLS Compat		

<b>Accessibility</b>	32" Doors	<b>Floor Type</b>	Concrete Structural
<b>Cooling</b>	Central A/C	<b>Heating Source</b>	Gas
<b>Energy Related</b>	Double Pane/Thermo, Water Heater-gas	<b>Heating Type</b>	Central, Forced Air

<b>ER 1 Source</b>		<b>ER 1 ID</b>	
<b>ER 2 Source</b>		<b>ER 2 ID</b>	

**Address** 1483 Lake City Industrial

**Listing #** 8426628

**Public Remarks** Great Property at fantastic location, sold as is. Property offers 3 offices waiting Area, 2 storage closets, break room-Kitchenette area and/or 2nd conference room. There is no limit to potential use, shared office space, manufacturing, event center

**Private Remarks**

**Office Remarks**

**Private URL**

**Directions** Please use GPS

**Business Type** Educational, Industrial, Manufacturing, Office Building, Other (See Remarks)  
**Construction CM** Brick, Stucco Unspecified  
**Feature Name**  
**Frontage Type** Pavement  
**Industrial Features** Display Window, Partially Fenced, Public Transportation  
**Location** Industrial Park

**Lot Size** 1/3 - 1/2 Acre  
**Parking CM** Paved Lot  
**Road Frontage**  
**Roof Type** Wood Shingle  
**Sale Includes** Building & Land  
**Total Buildings** 1  
**Total Parking** 30  
**Utilities Available** Electricity, Natural Gas, Underground Utilities, Water

**Closing Date**  
**Off Market Date**  
**Selling Office**

**Sales Price**  
**Due Diligence**  
**Selling Office License**

**Sellers**  
**Finance Code**  
**Selling Agent**

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# Customize Your Own Heading



1483 Lake City Industrial

Listing # 8426628

<b>Property Type</b>	Commercial	<b>Cooling CM</b>	Central A/C
<b>Total Finished Area</b>	3,686	<b>Heating Type</b>	Central, Forced Air
<b>Total Buildings</b>	1	<b>Floor Type</b>	Concrete Structural
<b>Total Parking</b>	30	<b>Construction CM</b>	Brick, Stucco Unspecified
<b>Year Built</b>	1978	<b>Business Type</b>	Educational, Industrial, Manufacturing, Office Building, Other (See Remarks)
<b>Square Footage</b>	2000-5000	<b>Frontage Type</b>	Pavement
<b>Location</b>	Industrial Park	<b>Utilities Available</b>	Electricity, Natural Gas, Underground Utilities, Water
<b>Lot Size</b>	1/3 - 1/2 Acre	<b>Industrial Features</b>	Display Window, Partially Fenced, Public Transportation
<b>Sale Includes</b>	Building & Land		

**Public Remarks** Great Property at fantastic location, sold as is. Property offers 3 offices waiting Area, 2 storage closets, break room- Kitchen area and/or 2nd conference room. There is no limit to potential use, shared office space, manufacturing, event center

**Directions** Please use GPS

List Price: **\$265,000**



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