

Industrial + Retail/Industrial

Portfolio of 2 Properties for Sale



Presented By:
David Realty Partners



Industrial + Retail/Industrial

Portfolio of 2 Properties for Sale

Portfolio Properties



Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
1583 GA-85, Fayetteville, GA	Industrial	3,250		



1583 Highway 85 N, Fayetteville, GA	Retail	9,240		
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Location



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Property Photos



Rear building



Front Building

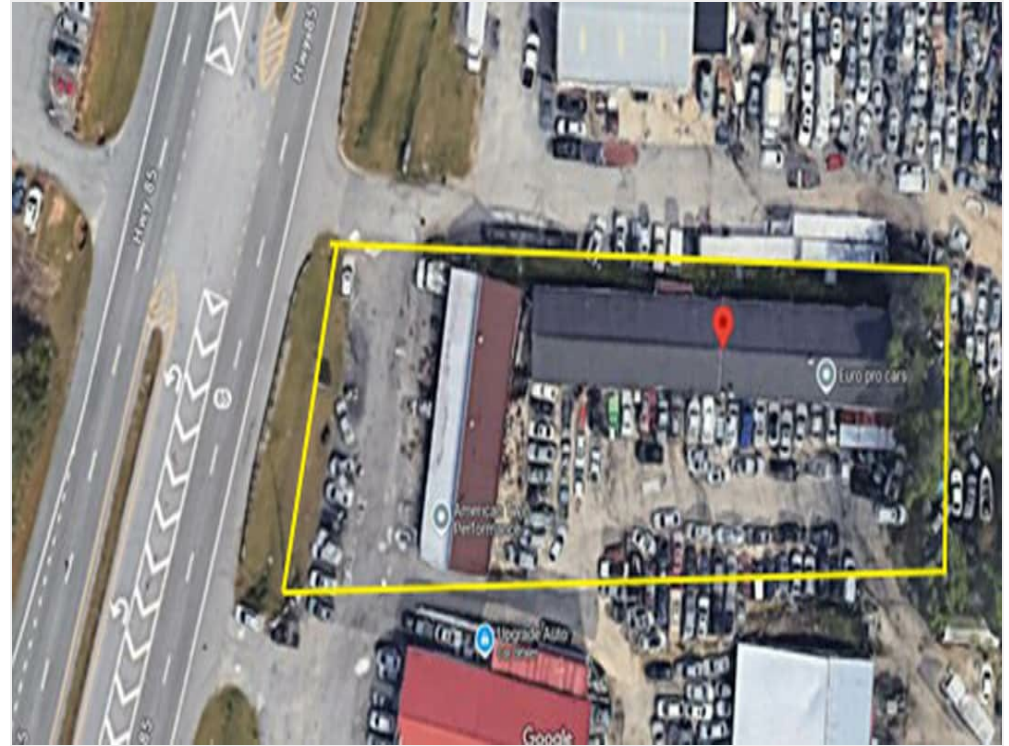
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Property Photos



Rear garage of front building

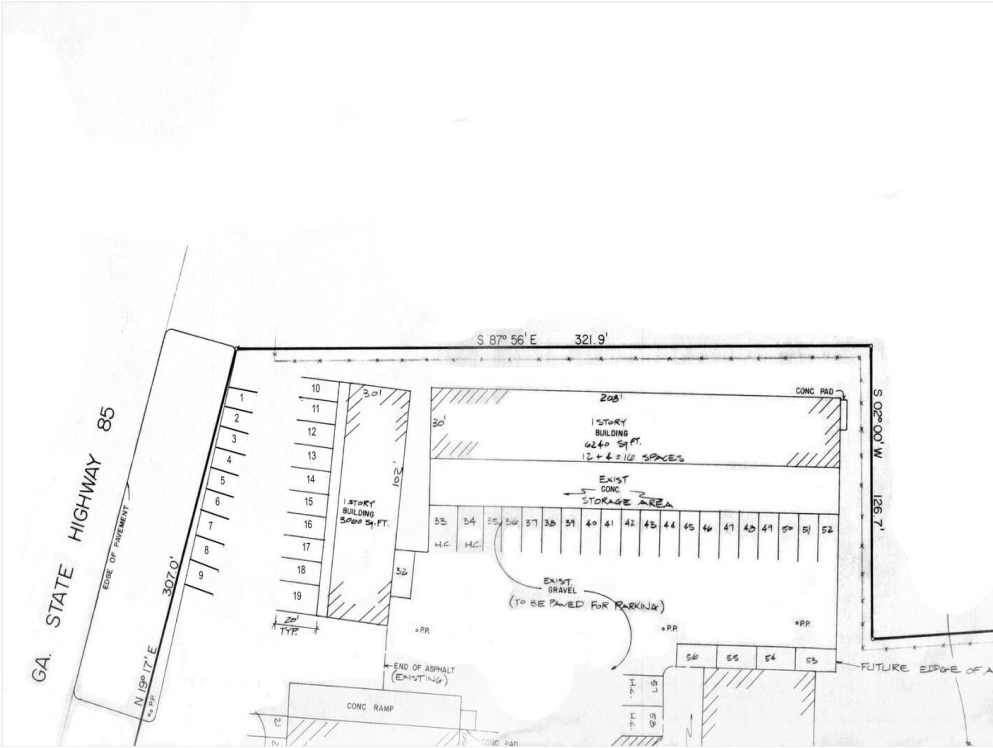


Aerial pic with yellow outline for MP

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Property Photos



Site Plan for MP with lines

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PRICE REDUCED--EVEN HIGHER CAP RATE! Investment Property. CASH PURCHASES ONLY. NEWLY EXTENDED LEASE ON ONE TENANT WITH INCREASED INCOME AND AN EXTENSION ON ANOTHER. BROKERS WELCOME. Recent, clean environmental report. There are 2 buildings: In front: 3,000SF, a retail/office/automotive building. In rear: 6,240sf, a warehouse/automotive repair building with 4 tenants, fully rented. with Modified Gross leases. Total gross income is \$149,000/year, with \$118,600 Net Operating Income (NOI). (This figure factors in property taxes, insurance, landscaping, a 5% vacancy factor, reserves for repairs and a management fee). Excellent street visibility, located right on the busy Highway 85 in Fayetteville. Easy access from the divided 4 lane highway--turn lane from other side of street feeds directly into this property! Freshly painted and detailed exteriors. Freshly re-paved and restriped parking lot in front, New AC/heaters in the front building and some of rear building, all new hot water heaters, newly painted and freshly serviced garage doors, new fencing at rear. Roofs are shingle and are approximately 7 years old. Easy to manage. .90 of an acre. Zoned M1. Allows Auto Broker, used car lot, office, retail, auto repair, auto body, HVAC, Plumbing, etc., contracting or showroom/warehouse. Seller will accommodate your 1031 exchange or a long closing if needed. Seller is a licensed GA Real Estate Broker. Perfect 1031 replacement property. 2 additional automotive/warehouse properties are available here-- Development or Build to Suit opportunities. Ask Broker for details. * This bank underwrites commercial mortgages on industrial properties for investors: Pinnacle Bank Alice Dondelinger 770.403.2600 or Tanya Nicks 770.324,5577 OR, seller would consider seller financing part of the balance, like the down payment, then you get a mortgage. We have lenders that would do this for you.

- High traffic counts on Hwy 85N.
- Great Visibility.
- Great for Investment or Owner-User with additional Income.
- Professionally done leases.
- Two Buildings, retail/office/warehouse in front and automotive/warehouse at the rear.
- Easy, direct access from both sides of the divided highway.

Price:	\$998,000
Price / SF:	\$79.90 / SF
Cap Rate:	11.83%
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	2
Total Building Size:	12,490 SF



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