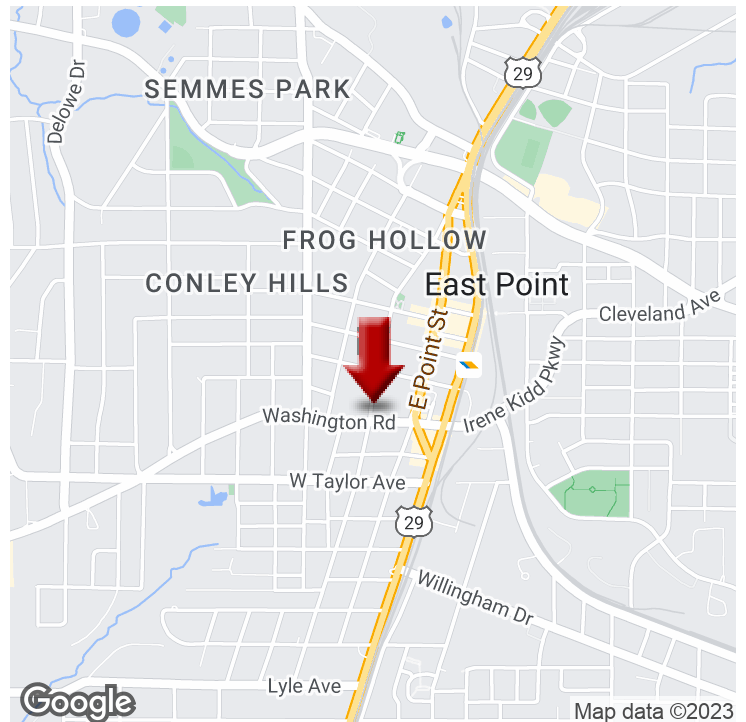


# RETAIL/OFFICE BUILDING FOR SALE



1711 W. Washington Avenue, East Point, GA 30344



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$515,472
<b>CAP RATE:</b>	8.72%
<b>NOI:</b>	\$44,965
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.269 Acres
<b>BUILDING SIZE:</b>	3,543 SF
<b>ZONING:</b>	C-R (Commercial Redevelopment) with Downtown Architectural Overlay
<b>PRICE / SF:</b>	\$145.49

## PROPERTY OVERVIEW

Great opportunity for an investor or owner/user. Offering Suite A, 2500 sf, for lease at \$16/sf modified gross. Formerly occupied by a med spa, wellness clinic and chiropractor.....well suited for medical, office or retail.

Offering includes parcels #14015700120420 and #14015700120446 (this is 1/2 of the paved parking lot behind the building). 17 parking spaces in total, including 5 in front of the building. All utilities available and great visibility on the corner of a signalized intersection.

New Ace Hardware across Church St. and recent sale of large church/school building on Washington Rd to Resurgence Hall Charter School. Former car dealership lot catty-corner from the property is under contract for a mixed-use redevelopment.

## PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
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Peachtree City, GA 30269

**PAMELA ZOELLNER, MCR, CSM**  
Commercial Director  
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C: 404.394.8601  
pzoellner@kw.com

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ENTRANCE TO SUITE B - HAIR SALON



PARKING LOT BEHIND BUILDING



SIDE OF SUITE A FACING CHURCH STREET



BUILDING SIDE FACING CHURCH STREET

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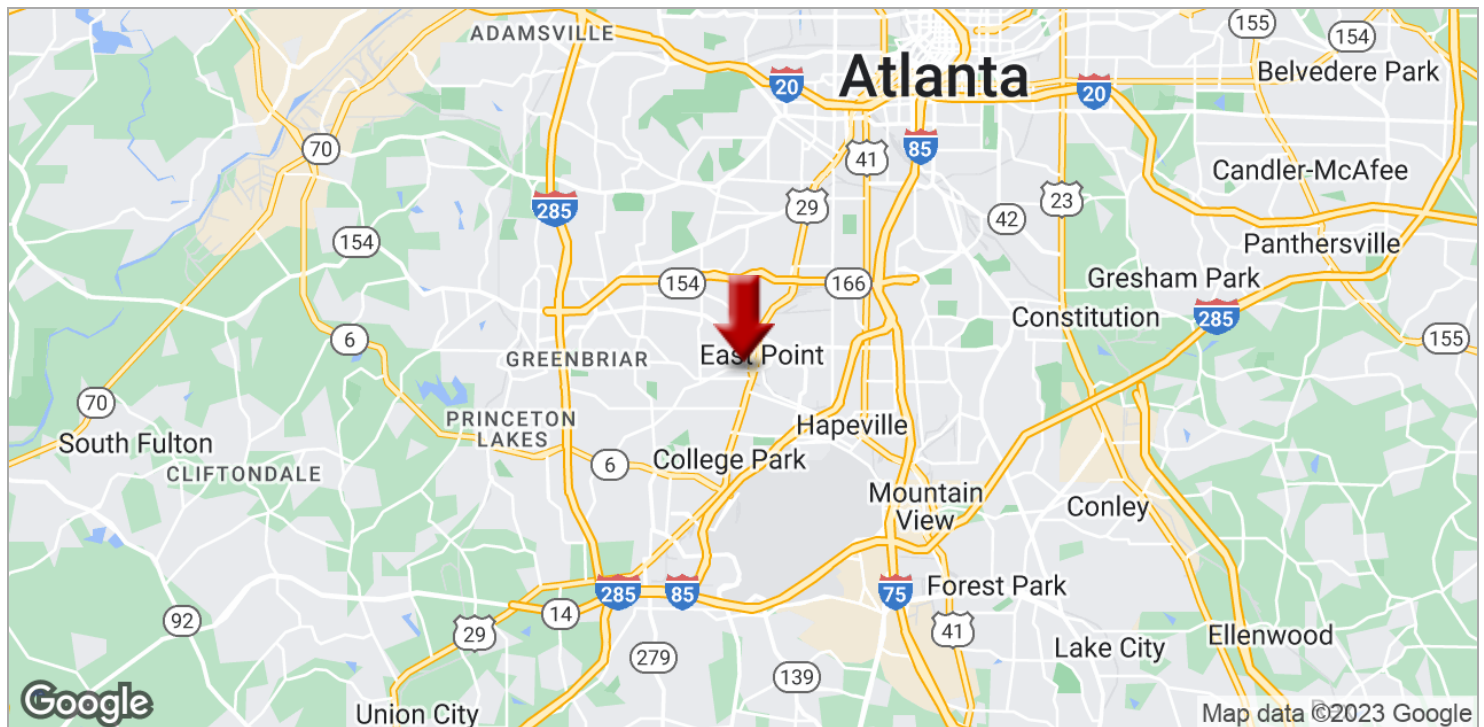
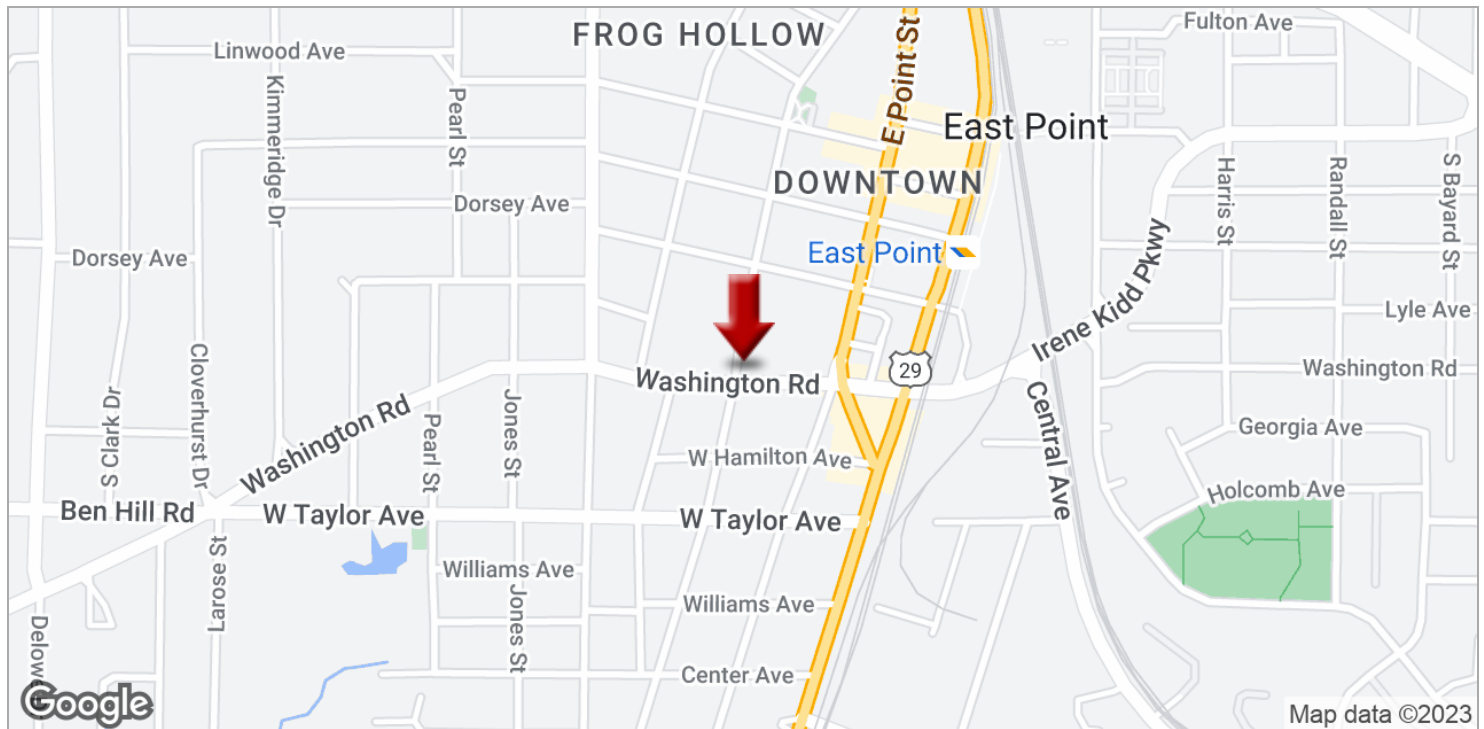
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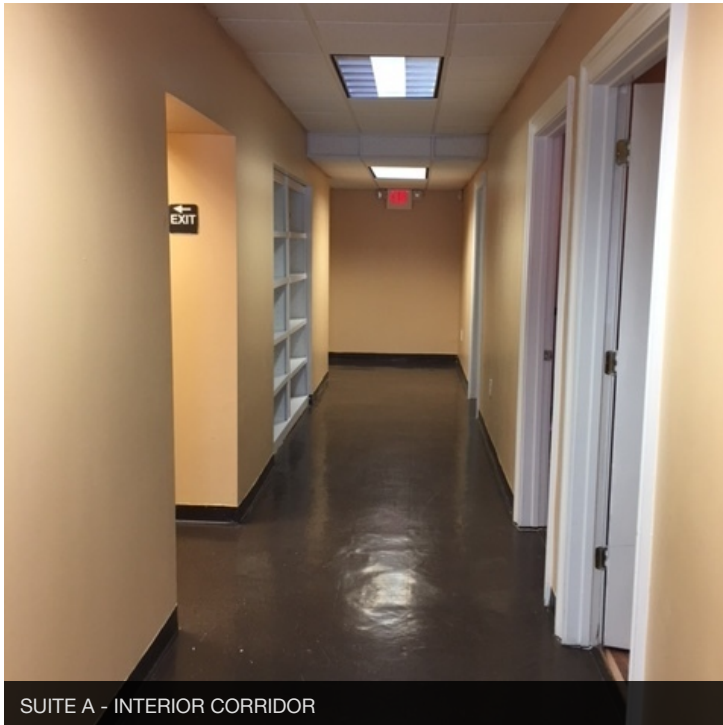
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CENTRAL ADMINISTRATION AREA - RECEPTIONIST SUITE A



SUITE A - LARGE ROOM FACING WASHINGTON AVENUE



SUITE A - INTERIOR CORRIDOR



SUITE A TREATMENT ROOM/PRIVATE OFFICE

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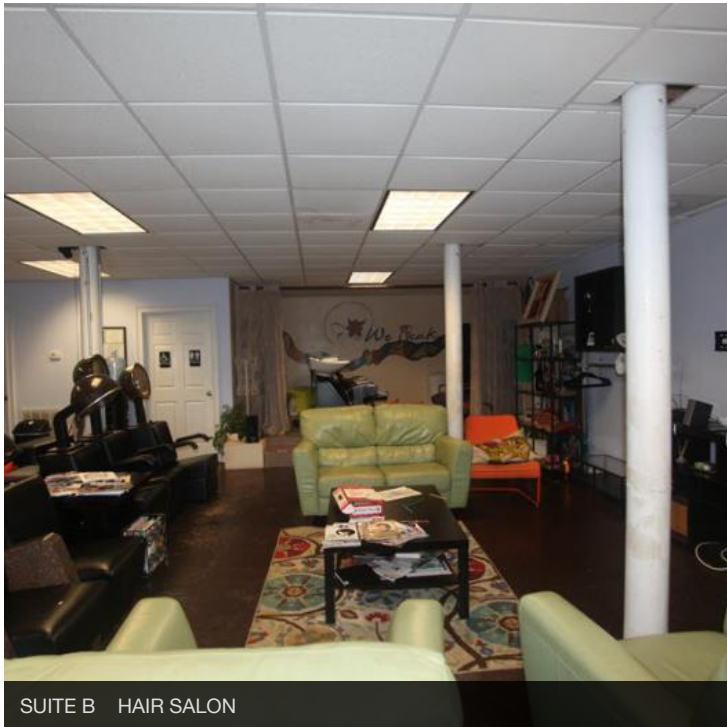
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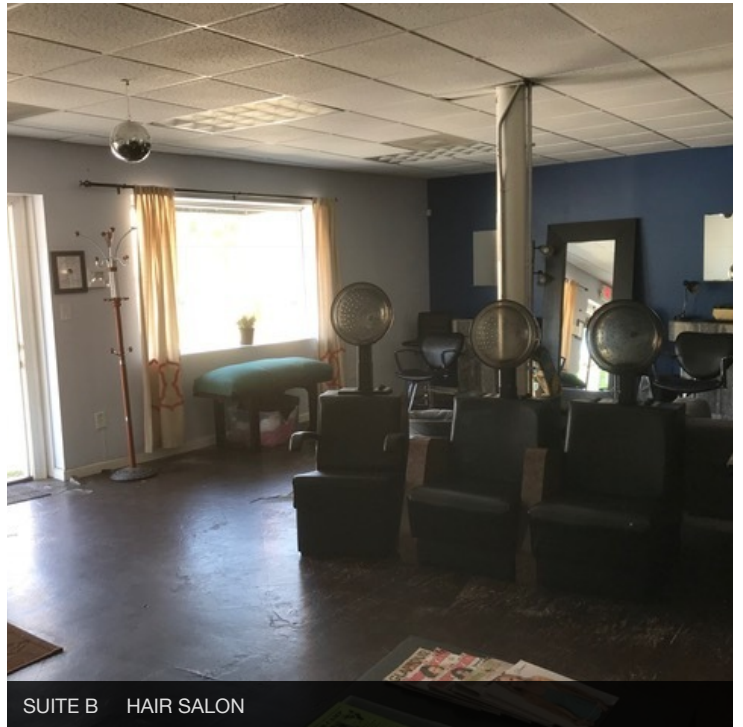
RECEPTION AREA SUITE A



LARGE ROOM FACING WASHINGTON AVENUE SUITE A



SUITE B HAIR SALON



SUITE B HAIR SALON

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