



# 2885 CENTER ST & 6106 AUSTELL AVE

AUSTELL, GA 30106

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	+/-10,750 SF
Lot Size:	+/-1.05 Acres
Year Built:	2001
Renovated:	2015/2020
Zoning:	GC
Market:	Atlanta
Submarket:	Cumberland/Galleria
APN:	18014000650 & 18014000630

## PROPERTY OVERVIEW

SVN Bell Commercial is pleased to present for sale the multifamily property located at 2885 Center St & 6106 Austell Ave in Austell, Ga. On each lot sits a 2 story, 6 unit apartment building totaling 12 (2 bed, 1 bath) units and approximately 10,750 sf on 1.06 acres. 100% occupied, value add opportunity with several units at below market rents. All units received new paint and flooring. Chair molding installed in four of the units. RR and T12 available upon request after execution of CA.

## PROPERTY HIGHLIGHTS

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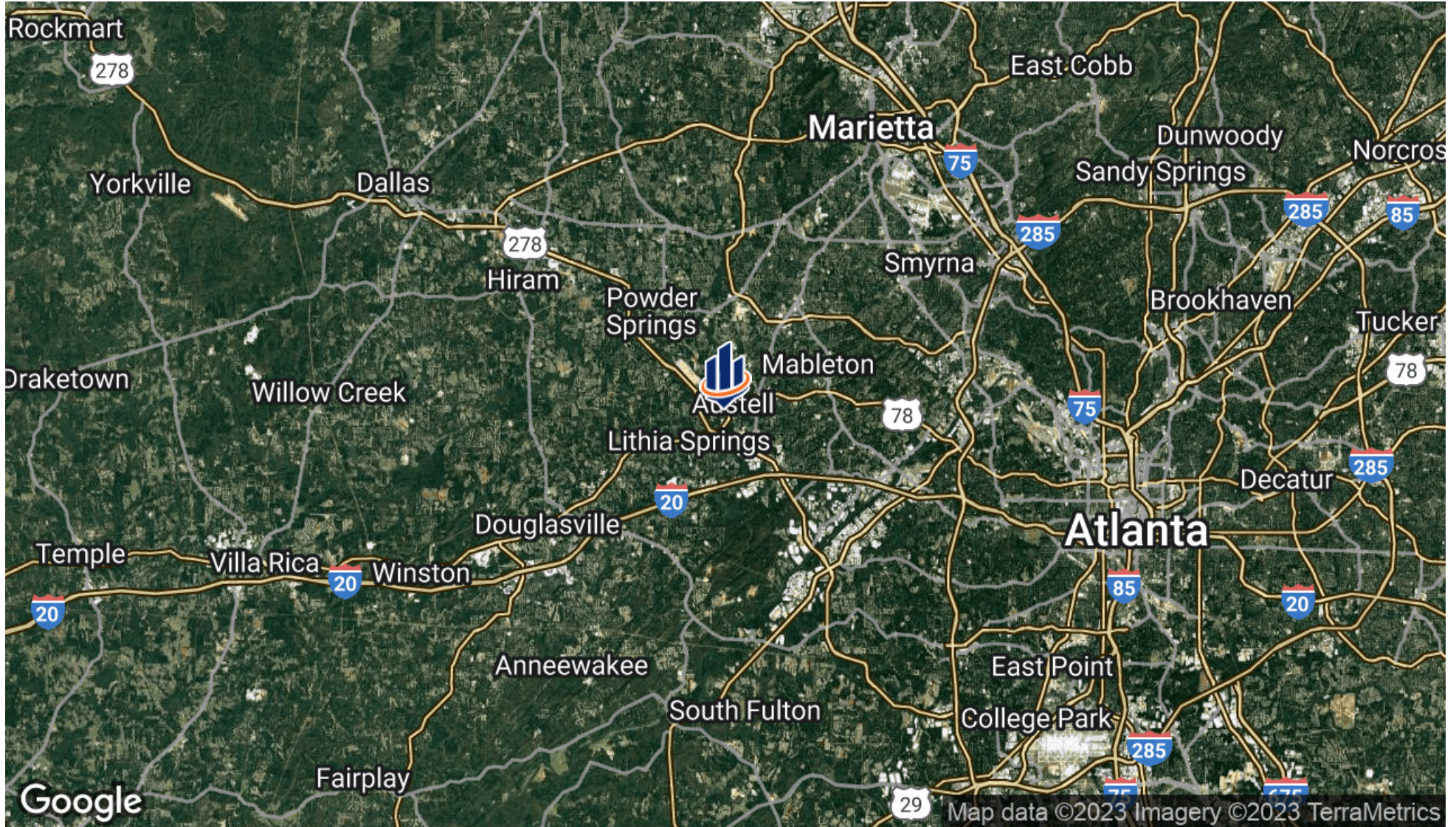


# Additional Photos





# Location Map



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# Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	MARKET RENT
1	2	1	880	\$1,200	\$1,285
2	2	1	880	\$950	\$1,285
3	2	1	880	\$885	\$1,285
4	2	1	880	\$1,200	\$1,285
5	2	1	880	\$895	\$1,285
6	2	1	880	\$870	\$1,285
7	2	1	880	\$845	\$1,285
8	2	1	880	\$866	\$1,285
9	2	1	880	\$930	\$1,285
10	2	1	880	\$1,200	\$1,285
11	2	1	880	\$1,200	\$1,285
12	2	1	880	\$910	\$1,285
TOTALS/AVERAGES				\$11,951	\$15,420

# Demographics Map & Report

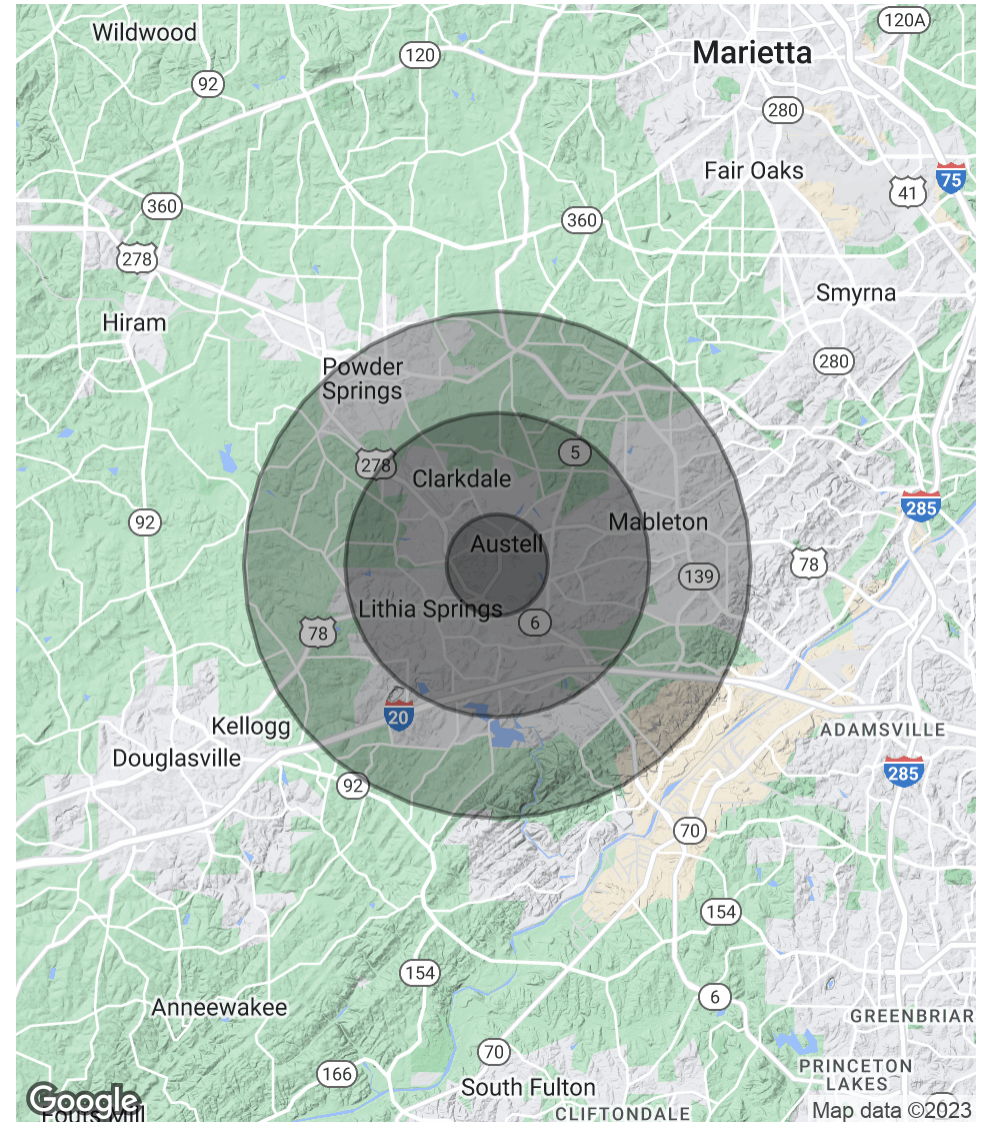
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,216	39,036	110,393
Average Age	32.5	34.4	34.5
Average Age (Male)	33.1	33.9	33.3
Average Age (Female)	31.2	34.9	35.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,643	14,592	40,234
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$51,338	\$57,605	\$60,030
Average House Value		\$141,902	\$154,545

\* Demographic data derived from 2020 ACS - US Census





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