BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

8400 VILLA RICA HWY, VILLA RICA, GA 30180

OWNER/USER AUTO REPAIR SHOP IN VILLA RICA | ±3,600 SF



PROPERTY HIGHLIGHTS

- ± 1,800 SF auto repair shop and a ± 1,800 SF single family residence on ± 2.12 acres
- Ideal opportunity for owner/occupant (currently leased through August 2024)
- Auto repair shop is a steel structure that includes 3 bays
- Single family residence has month-to-month tenant
- Located in Paulding County, GA (Atlanta MSA)
- Zoned B-2 (Highway Business)
- Nearby retail includes Publix and Dollar General
- Do not disturb tenants

PRICE ***$850,000***

SIZE ***± 3,600 SF***

LOCATION OVERVIEW

The property is located 1/8 of a mile south of a retail area that includes Publix, Dollar General, Waffle House and Dairy Queen. It is six miles north of Downtown Villa Rica and Interstate 20 and 37 miles west of Downtown Atlanta.

OFFERING SUMMARY

Sale Price:	$850,000
Building Size:	± 3,600 SF
Site Size:	±2.12 Acres
Price/SF:	$236.11
Zoning:	B-2

CONTACT



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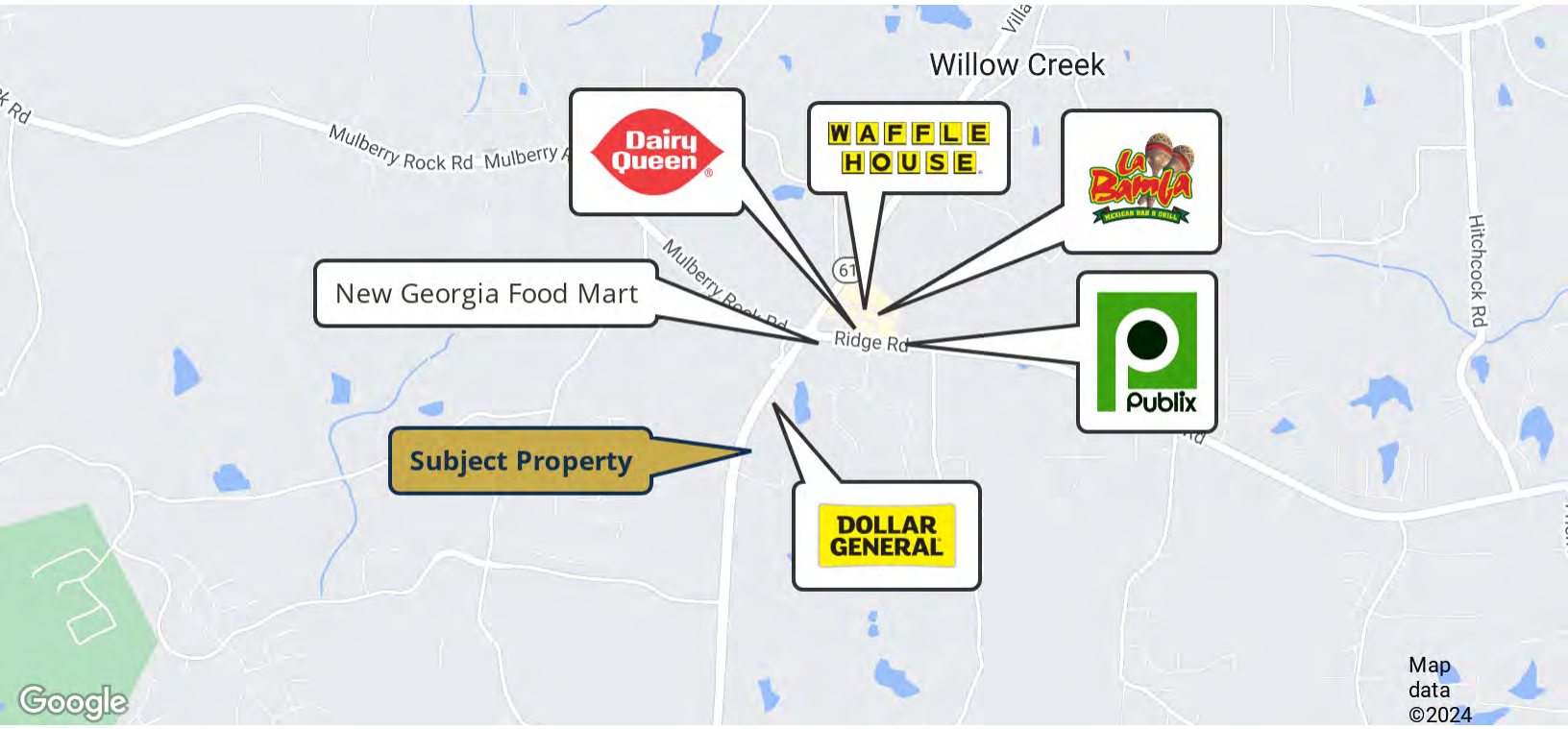
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DEMOGRAPHICS

POPULATION	
1 Mile	1,022
5 Miles	43,065
10 Miles	175,937
HOUSEHOLDS	
1 Mile	336
5 Miles	14,736
10 Miles	61
AVG. HH INCOME	
1 Mile	$98,316
5 Miles	$102,555
10 Miles	$92,419



RETAILER MAP



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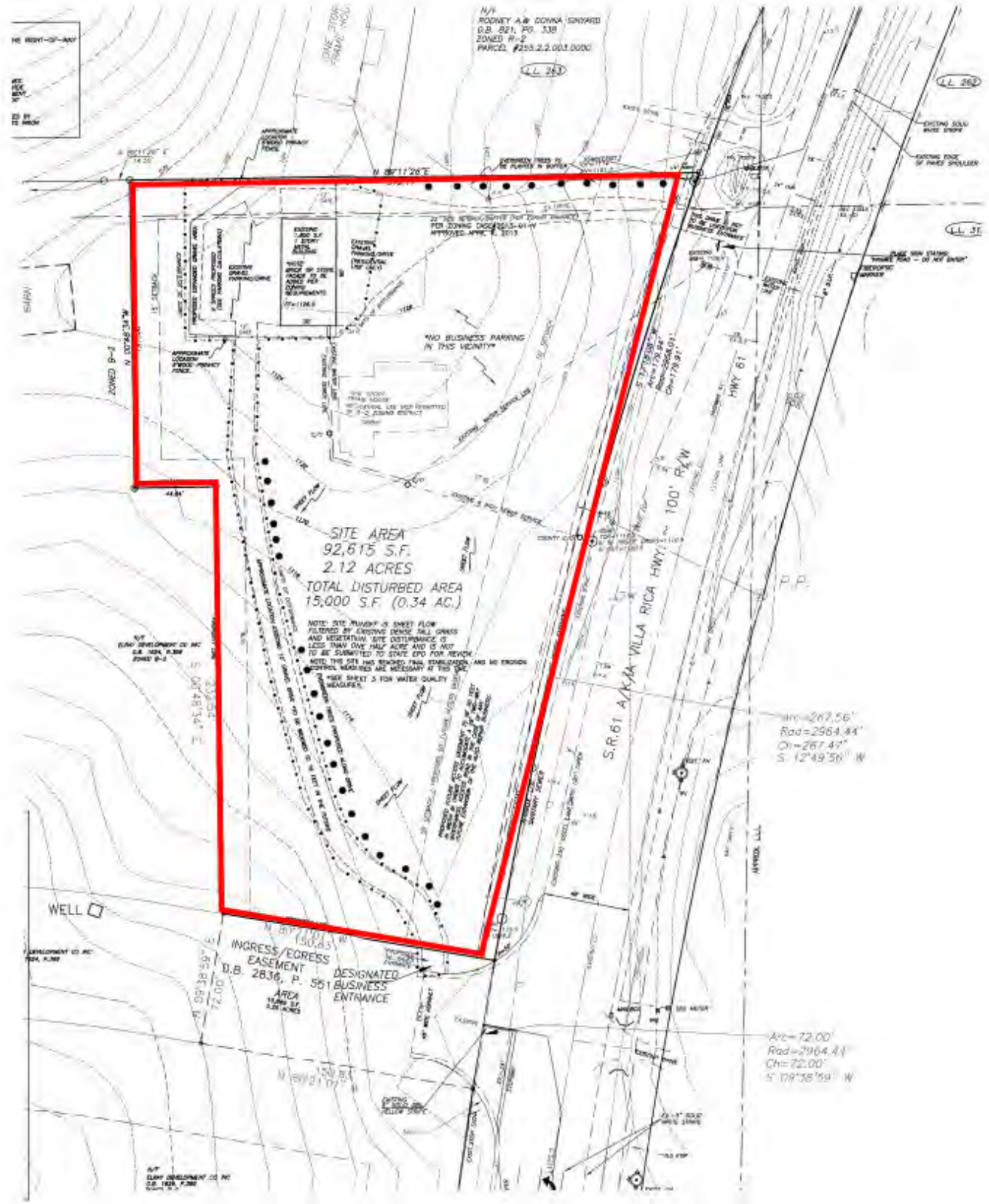
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