



FOR SALE

2706 & 2692 Harris Street Properties For Sale

2706 & 2692 Harris Street, East Point, GA 30344

eXp Commercial | Promenade II 1230 Peachtree St NE | Atlanta, GA 30309 |

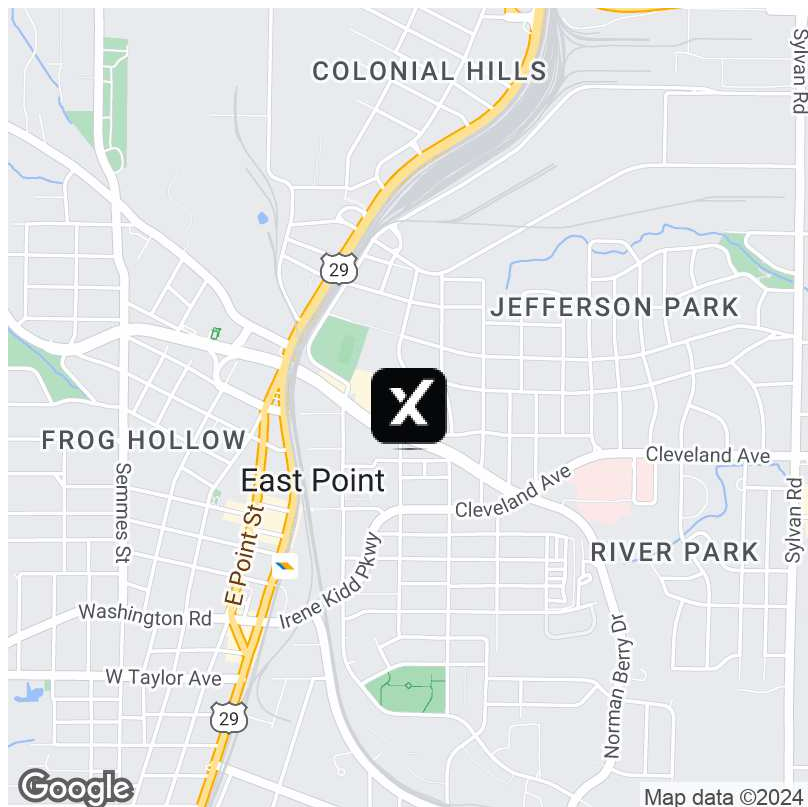
Aaron Daniel

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FOR SALE | Executive Summary

2706 & 2692 Harris Street, East Point, GA 30344



Offering Summary

Sale Price:	\$1,200,000
Building Size:	11,168 SF
Available SF:	
Lot Size:	28,450 SF
Number of Units:	16
Price / SF:	\$133.42
Cap Rate:	15.24%
NOI:	\$182,835
Year Built:	1970
Zoning:	C1
Market:	Atlanta
Submarket:	North Clayton/Airport

Property Overview

Discover a prime investment opportunity at 2706 Harris Street in East Point, GA. This impressive 11,168 SF building, constructed in 1970, offers 16 units ideal for office or office building investors. Zoned C1 and boasting 100% occupancy, this property presents an exceptional income-generating potential. The strategically located property in the Atlanta area provides convenient access to major transportation routes and is sure to attract businesses seeking a well-connected and thriving location. With a solid rental history and a strong tenant base, this property represents a compelling investment for those looking to capitalize on the dynamic Atlanta market.

- - 11,168 SF office building
- - 16 units for versatile leasing opportunities
- - Built in 1970, offering enduring quality
- - Zoned C1 for diverse business uses
- - Prime location in the Atlanta area
- - 100% occupancy for immediate income
- - Strong rental history for reliable investment
- - Well-maintained property with attractive curb appeal
- - Convenient access to major transportation routes
- - Proximity to Hartsfield-Jackson Atlanta International Airport
- - Ideal for businesses seeking strategic positioning

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FOR SALE | Property Description

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Property Description

Discover a prime investment opportunity at 2706 Harris Street in East Point, GA. This impressive 11,168 SF building, constructed in 1970, offers 16 units ideal for office or office building investors. Zoned C1 and boasting 100% occupancy, this property presents an exceptional income-generating potential. The strategically located property in the Atlanta area provides convenient access to major transportation routes and is sure to attract businesses seeking a well-connected and thriving location. With a solid rental history and a strong tenant base, this property represents a compelling investment for those looking to capitalize on the dynamic Atlanta market.

Location Description

Discover the potential of investing in the bustling East Point, GA area at 2706 & 2692 Harris Street. Located just south of Atlanta, this vibrant neighborhood offers a prime location for office building investors. With convenient access to major transportation routes and a short drive to Hartsfield-Jackson Atlanta International Airport, the area is ideal for businesses seeking strategic positioning. Nearby attractions include Georgia International Convention Center, Delta Flight Museum, and multiple dining and retail options. The area's continued development and accessibility make it an exciting opportunity for investors looking to capitalize on the dynamic Atlanta market.

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FOR SALE | Complete Highlights

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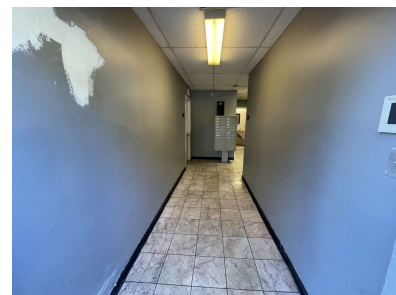
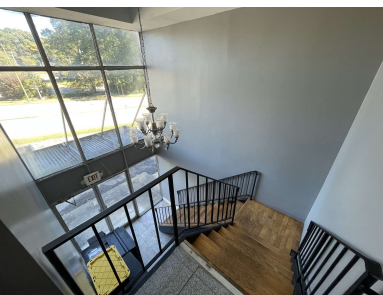
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FOR SALE | Additional Photos

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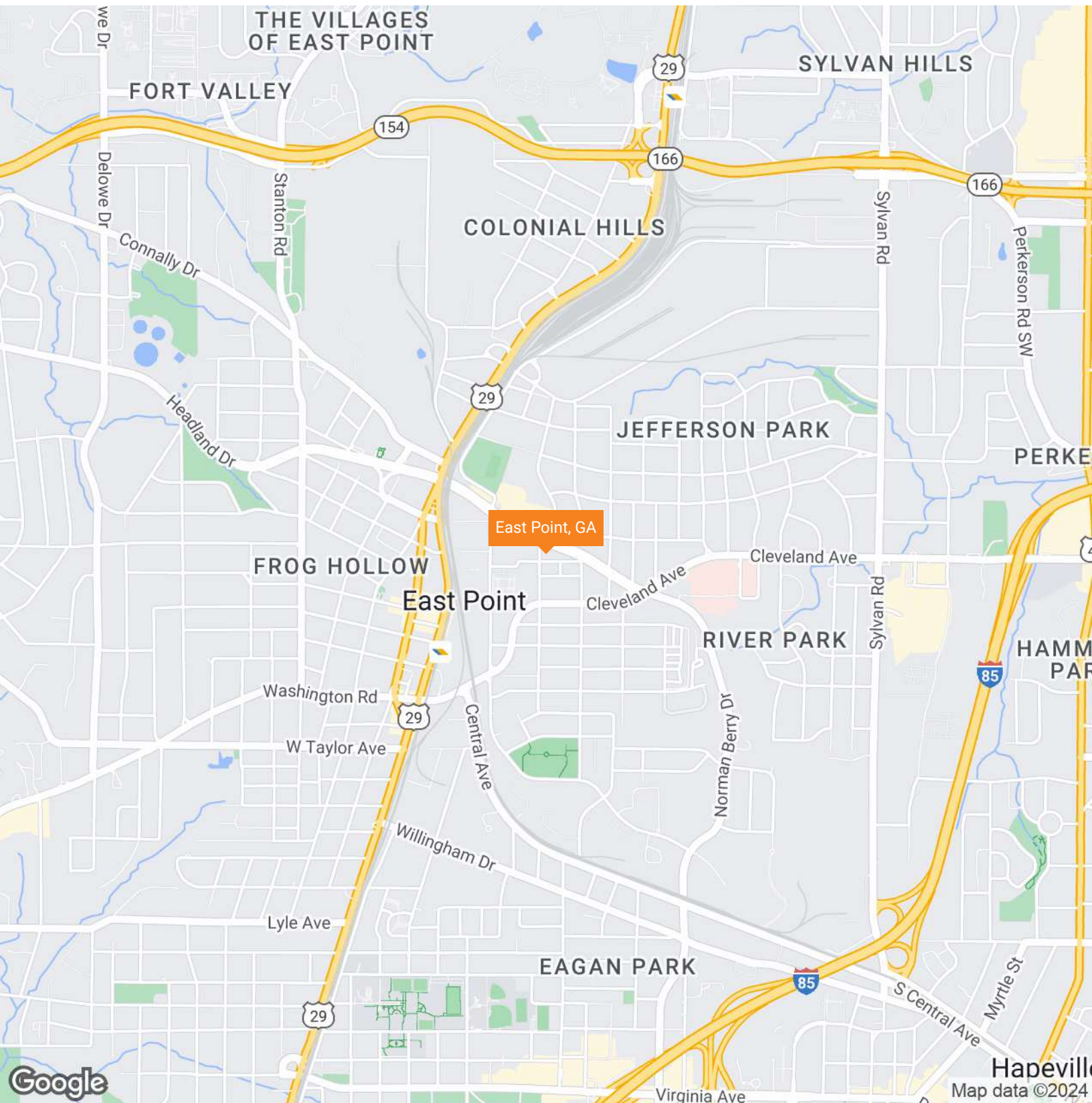
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FOR SALE | Regional Map

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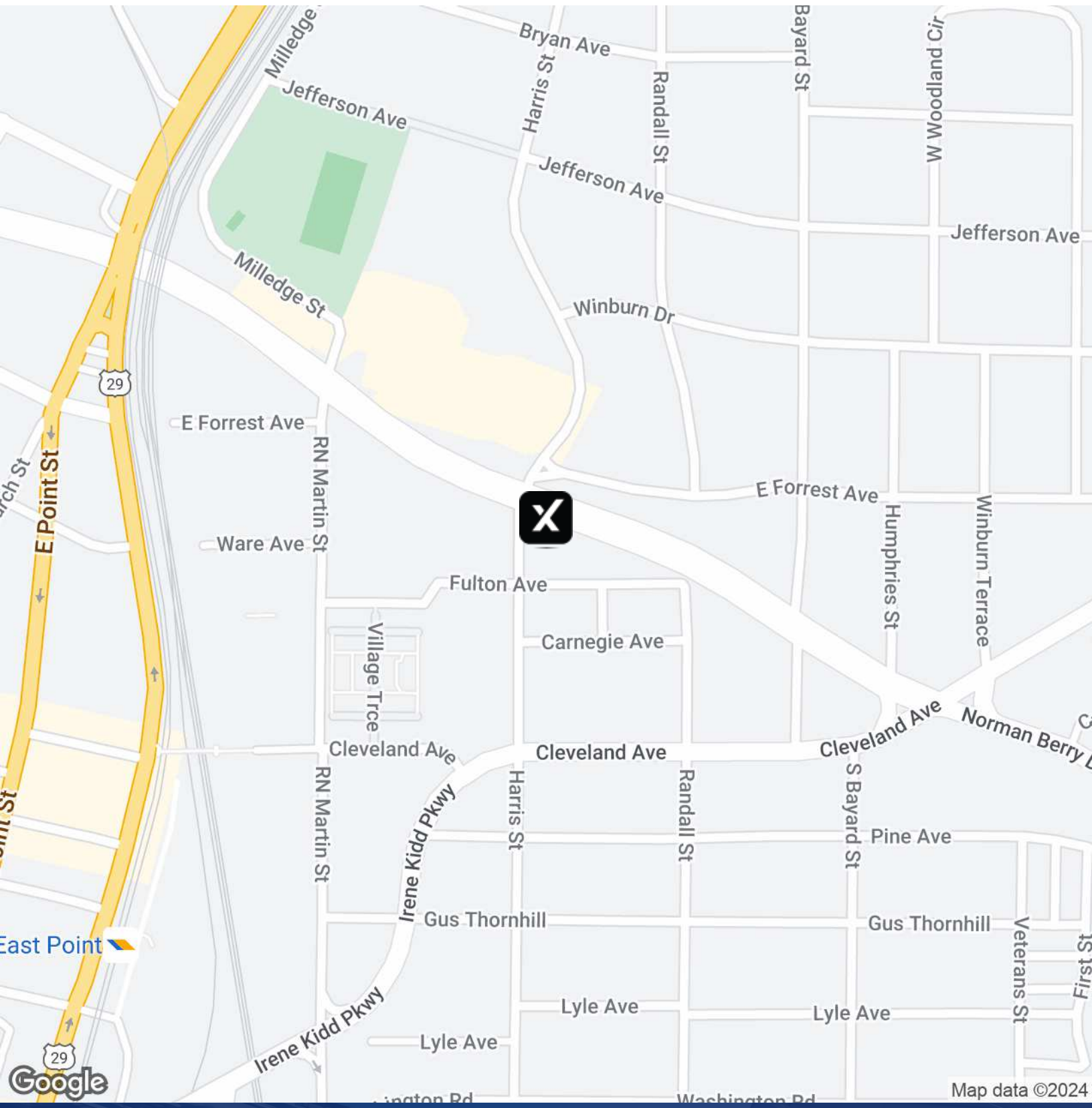
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FOR SALE | Location Map

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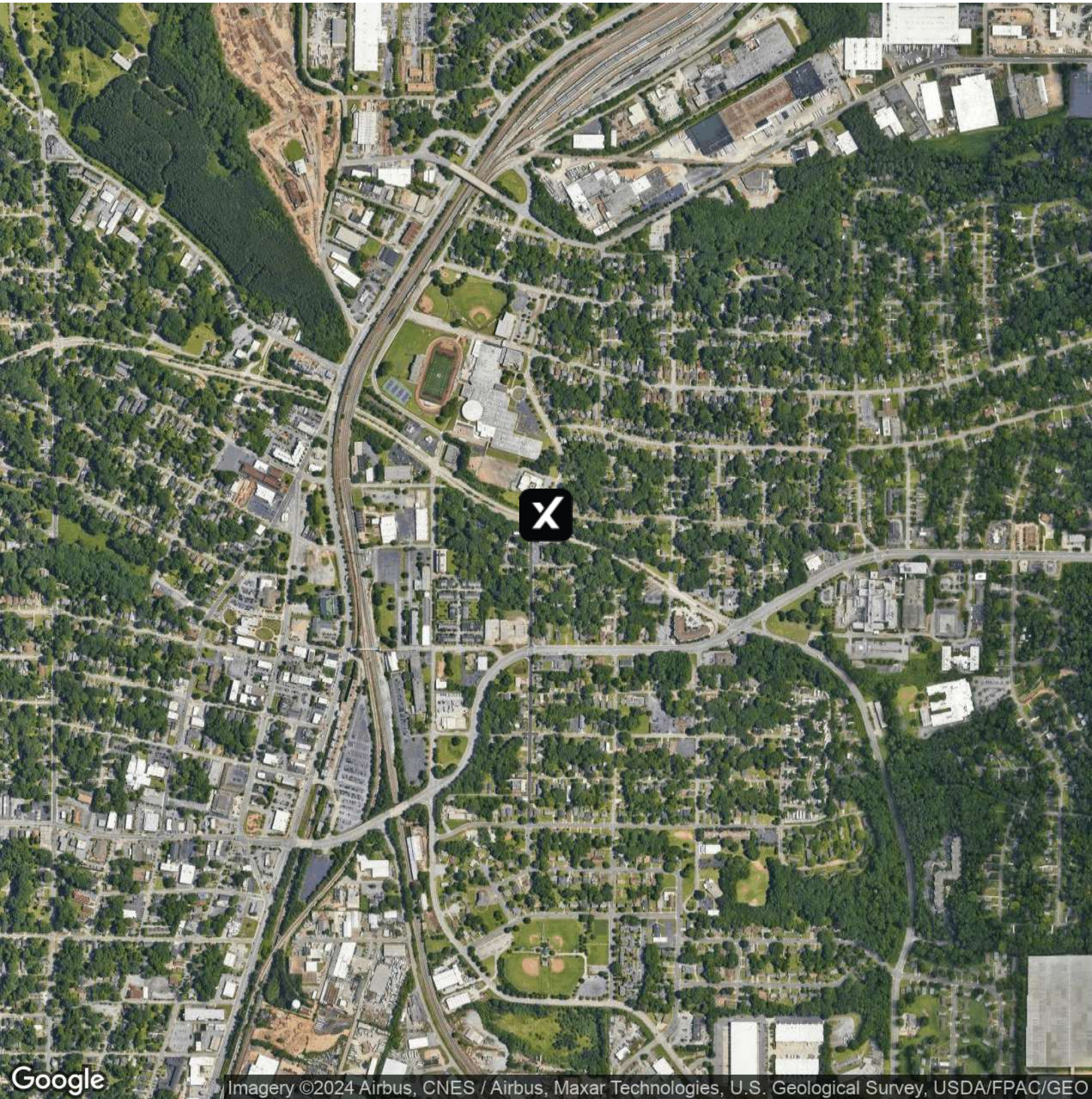
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FOR SALE | Aerial Map

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Financial Summary

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Investment Overview

Price	\$1,200,000
Price per SF	\$133.42
Price per Unit	\$186,250
GRM	6.06
CAP Rate	15.24%
Cash-on-Cash Return (yr 1)	15.24%
Total Return (yr 1)	\$182,835

Operating Data

Gross Scheduled Income	\$198,000
Total Scheduled Income	\$198,000
Gross Income	\$198,000
Operating Expenses	\$15,165
Net Operating Income	\$182,835
Pre-Tax Cash Flow	\$182,835

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FOR SALE | Income & Expenses

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Income Summary

Gross Income	\$198,000
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Expenses Summary

Taxes	\$7,600
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CAM	\$1,950
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Insurance	\$5,615
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Operating Expenses	\$15,165
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Net Operating Income	\$182,835
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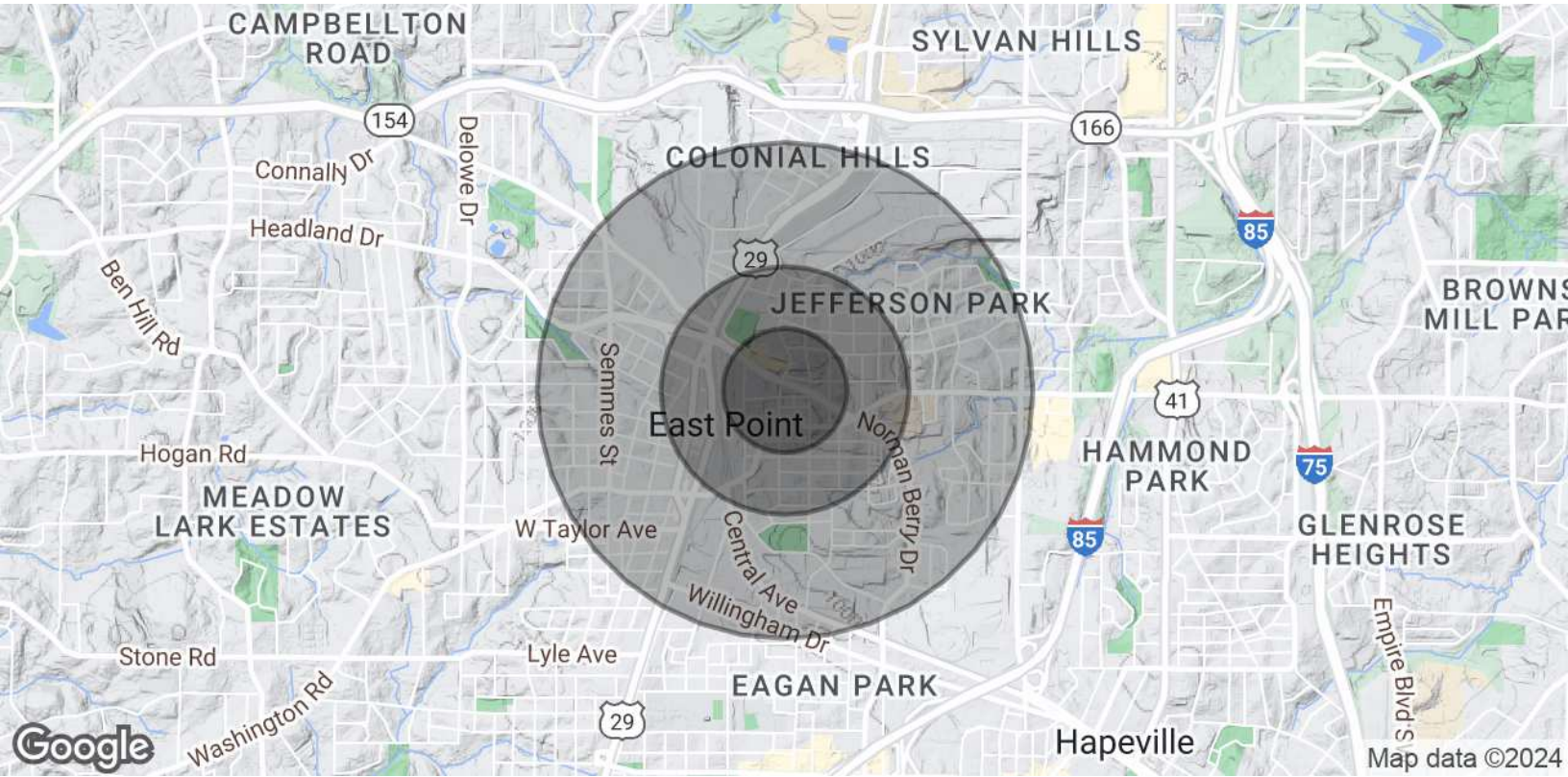
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Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	662	2,047	7,099
Average Age	36.4	35.8	38.5
Average Age (Male)	35.3	35.7	37.5
Average Age (Female)	46.1	40.3	39.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	353	1,034	3,801
# of Persons per HH	1.9	2.0	1.9
Average HH Income	\$60,316	\$54,908	\$52,222
Average House Value	\$175,449	\$156,234	\$159,293

* Demographic data derived from 2020 ACS - US Census

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FOR SALE | Advisor Bio 1

2706 & 2692 Harris Street, East Point, GA 30344



Aaron Daniel

Commercial Real Estate Agent

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Direct: **678.467.1724**

GA #393890

Professional Background

Commercial real estate agent with eXp Commercial serving the metro Atlanta area.

Multifamily, Retail, Office

Seller / Buyer representative

Leasing representative

www.Atlantaretailproperty.com

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