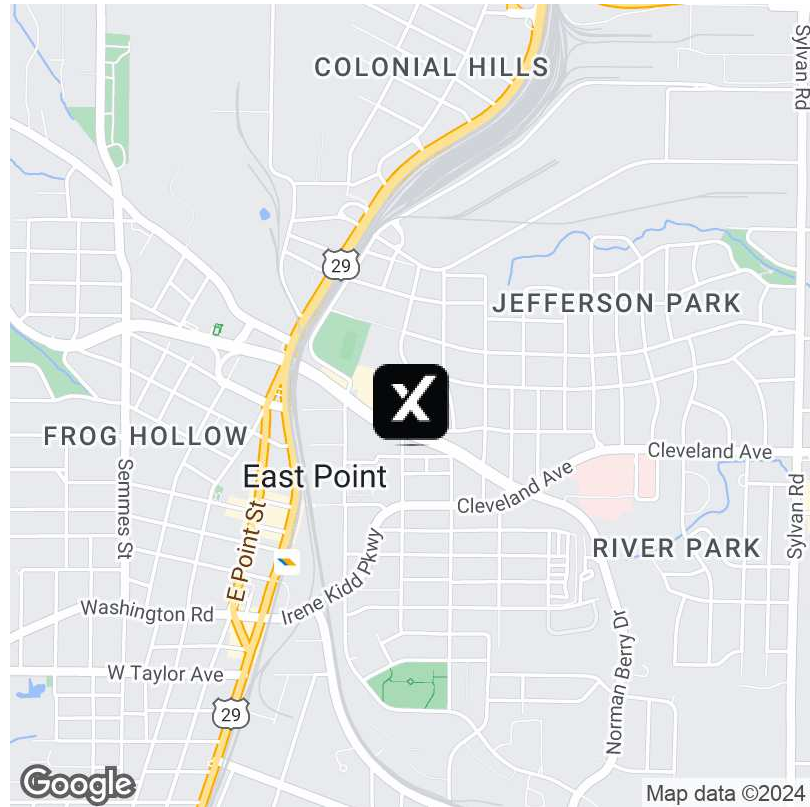


FOR SALE

2706 & 2692 Harris Street Properties For Sale

2706 Harris Street, East Point, GA 30344



Offering Summary

Sale Price:	\$1,200,000
Building Size:	11,168
Available SF:	
Lot Size:	12,500 SF
Number of Units:	16
Price / SF:	\$107.45
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.

Property Highlights

- 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

Aaron Daniel

678.467.1724

aaron.daniel@expcommercial.com

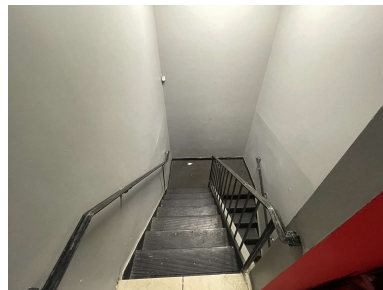
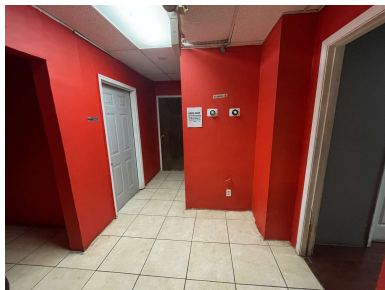
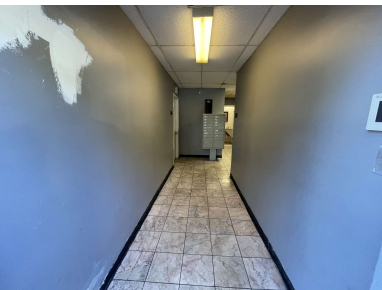
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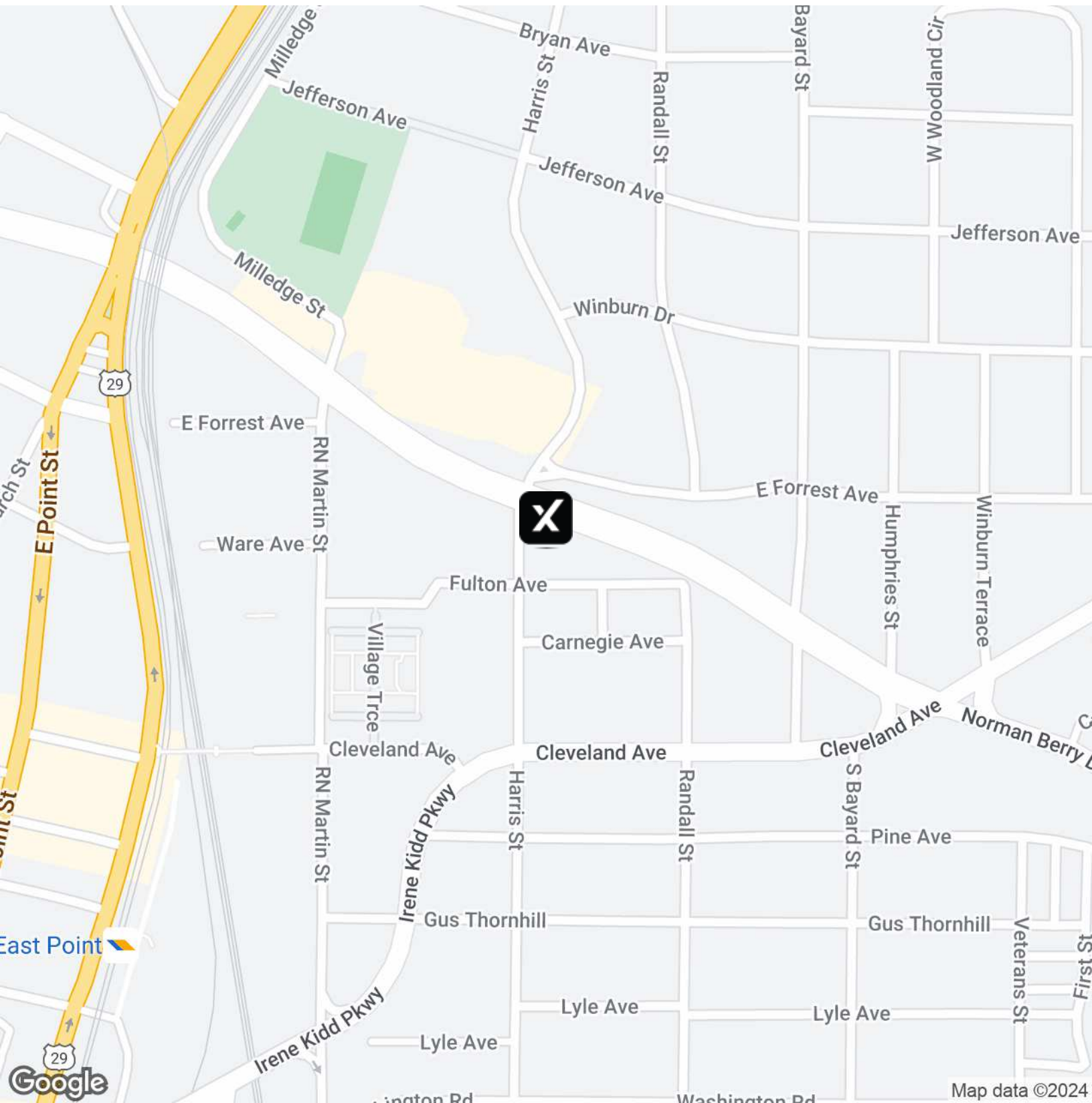
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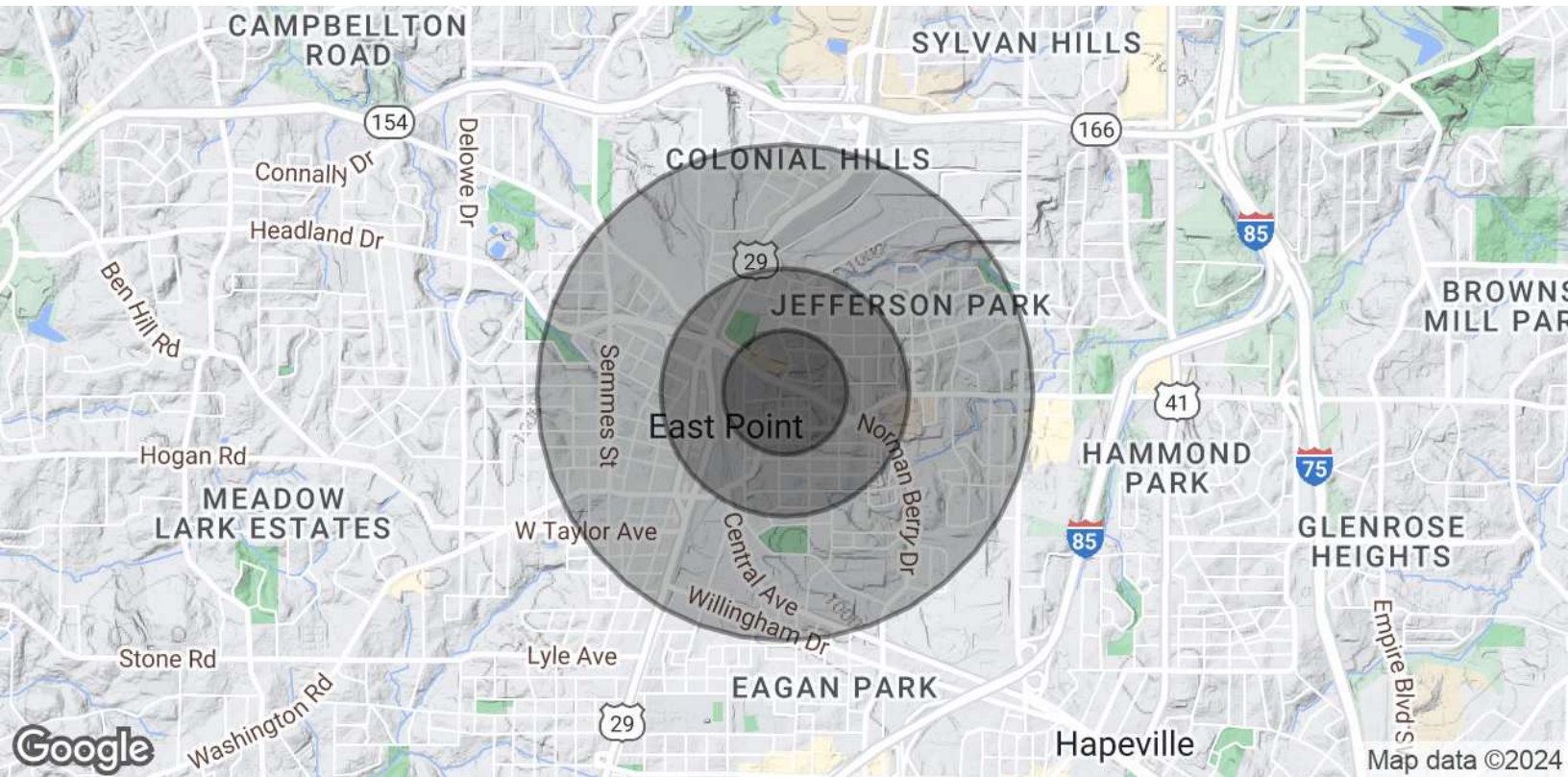
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	662	2,047	7,099
Average Age	36.4	35.8	38.5
Average Age (Male)	35.3	35.7	37.5
Average Age (Female)	46.1	40.3	39.1
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	353	1,034	3,801
# 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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