



FOR SALE

# 1423 Washington Street

1423 Washington Street, Clarkesville, GA 30523

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

**Aaron Daniel**

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# FOR SALE | Executive Summary

1423 Washington Street, Clarkesville, GA 30523



## Offering Summary

Sale Price:	\$3,800,000
Building Size:	53,899 SF
Number of Units:	34
Price / SF:	\$70.50
Cap Rate:	5.46%
NOI:	\$207,501
Year Built:	1947
Renovated:	2022

## Property Overview

53,899sf retail shopping plaza located in downtown Clarkesville. This property is 100% occupied with 24 office spaces and 10 retail stores for a total of 34 units. Great cash flowing investment!

## Property Highlights

- 55 parking spaces
- Downtown Clarkesville
- 100% occupied
- New Roof
- Newly renovated

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# FOR SALE | Property Description

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## Property Description

53,899sf retail shopping plaza located in downtown Clarkesville. This property is 100% occupied with 24 office spaces and 10 retail stores for a total of 34 units. Great cash flowing investment!

## Location Description

Located in the heart of Clarkesville, GA.

## Parking Description

Parking Lot

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# FOR SALE | Complete Highlights

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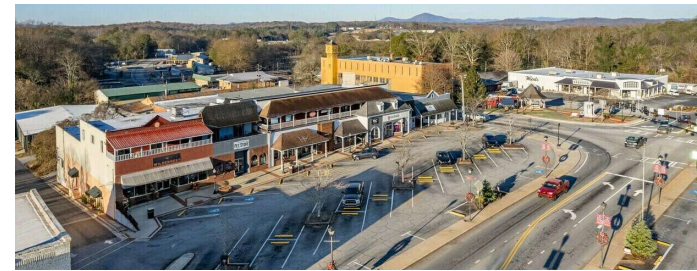
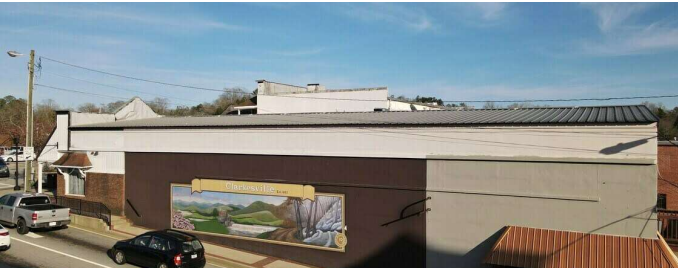
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# FOR SALE | Additional Photos

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# FOR SALE | Regional Map

1423 Washington Street, Clarkesville, GA 30523



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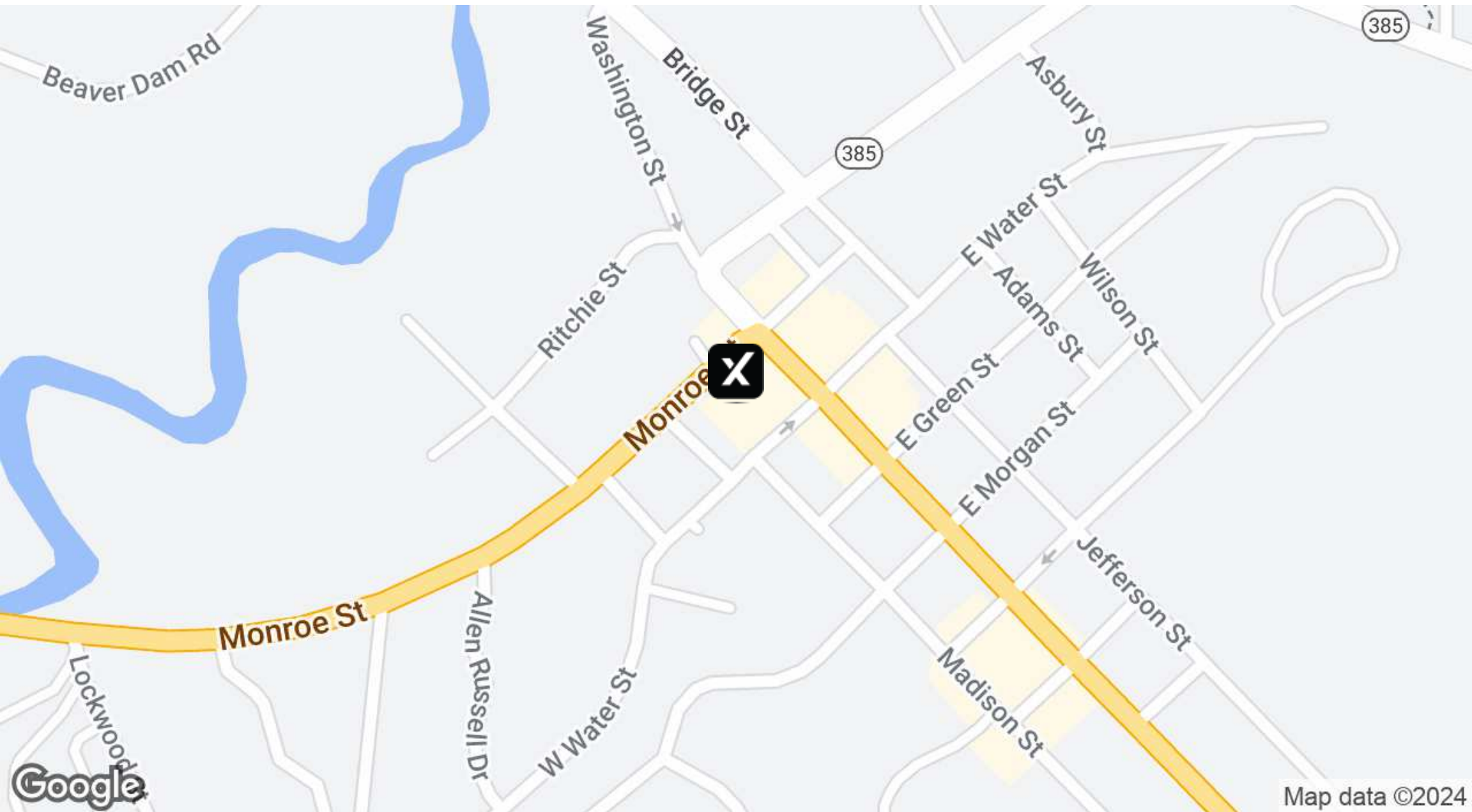
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# FOR SALE | Location Map

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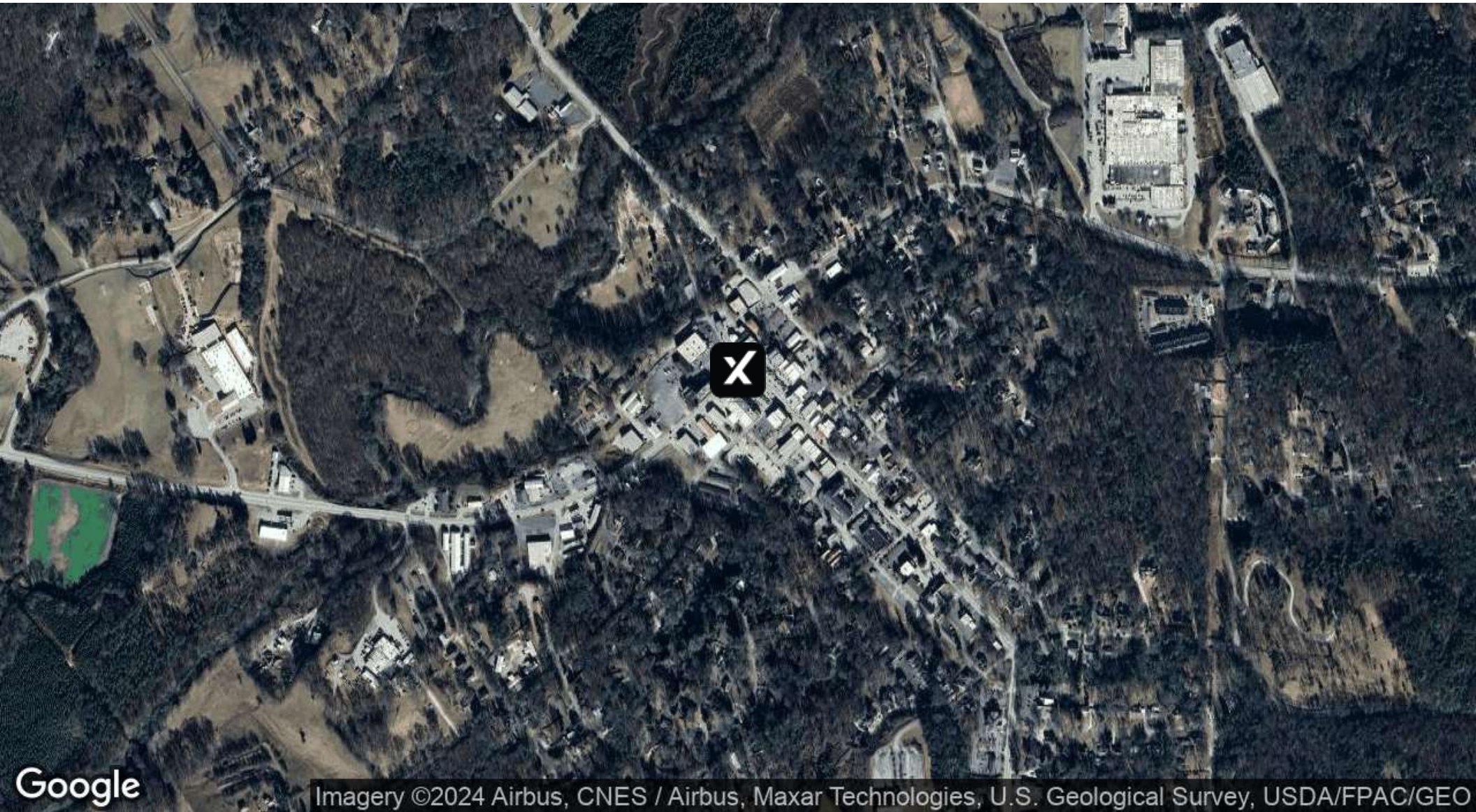
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# FOR SALE | Aerial Map

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# FOR SALE | Financial Summary

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## Investment Overview

## Downtown Clarkesville Plaza

Price	\$3,800,000
Price per SF	\$71
Price per Unit	\$111,765
GRM	14.68
CAP Rate	5.46%
Cash-on-Cash Return (yr 1)	5.46%
Total Return (yr 1)	\$207,501

## Operating Data

## Downtown Clarkesville Plaza

Gross Scheduled Income	\$258,780
Total Scheduled Income	\$258,780
Gross Income	\$207,501
Operating Expenses	\$51,278
Net Operating Income	\$207,501
Pre-Tax Cash Flow	\$207,501

## Financing Data

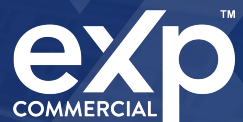
## Downtown Clarkesville Plaza

Down Payment	\$3,800,000
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# FOR SALE | Income & Expenses

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## Income Summary

Downtown Clarkesville Plaza

Gross Income	\$258,780
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## Expenses Summary

Downtown Clarkesville Plaza

Supplies	\$445
Repairs	\$2,344
Roof Seal	\$10,975
Legal	\$659
Taxes	\$19,805
Utilities	\$2,164
Insurance	\$12,277
Advertising	\$288
Garbage	\$2,321
Operating Expenses	\$51,278

Net Operating Income	\$207,501
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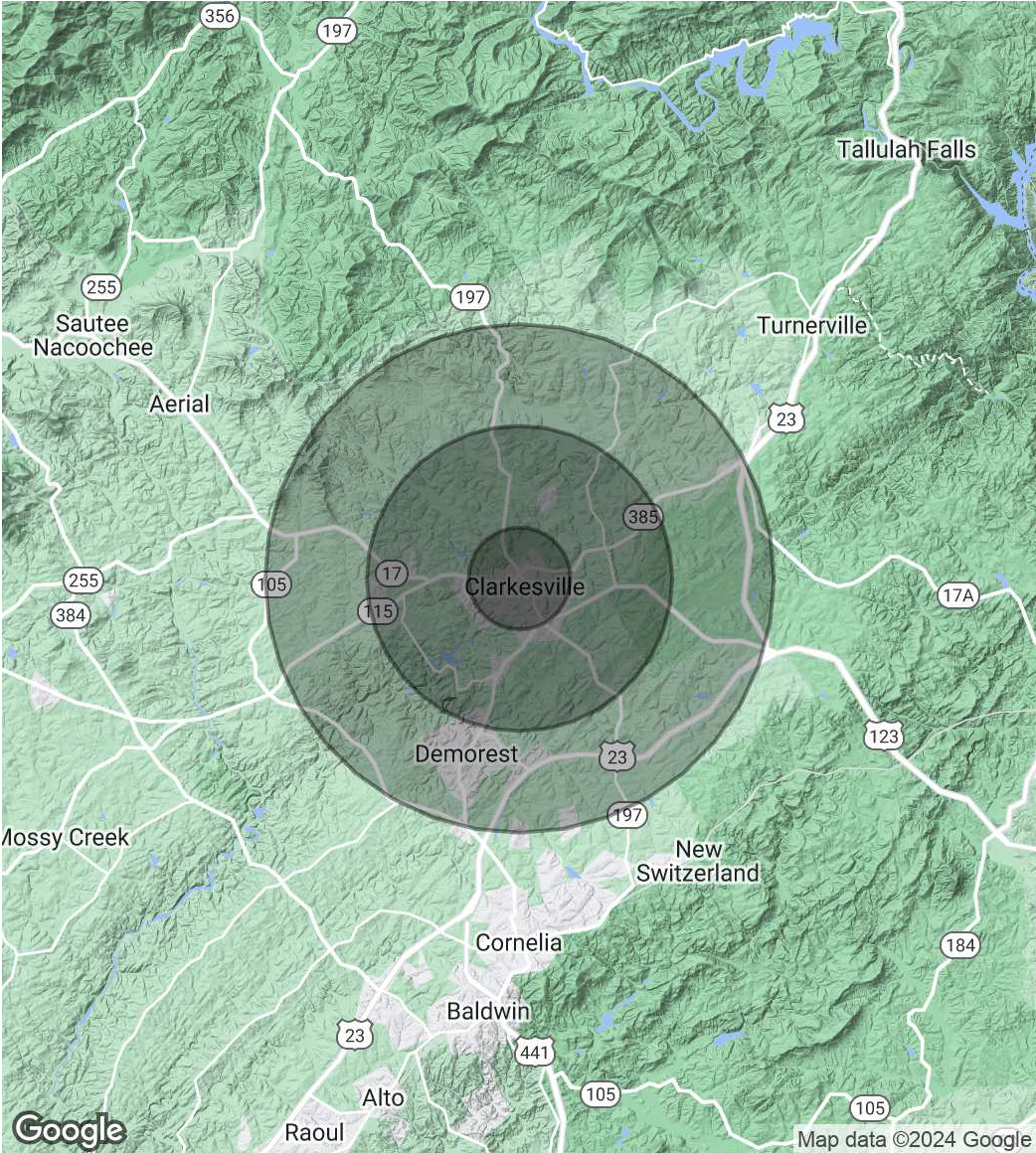
# FOR SALE | Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	1,332	6,924	16,415
Average Age	40.7	44.1	44.2
Average Age (Male)	36.5	42.5	42.4
Average Age (Female)	44.4	44.9	44.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	590	3,030	6,987
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$54,770	\$60,668	\$61,004
Average House Value	\$226,659	\$213,970	\$191,229

2020 American Community Survey (ACS)



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# FOR SALE | Advisor Bio 1

1423 Washington Street, Clarkesville, GA 30523



**Aaron Daniel**

Commercial Real Estate Agent

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Direct: **678.467.1724**

GA #393890

## Professional Background

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

Specializing in Multi-family and Retail property.

Seller / Buyer representative

Leasing representative

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Promenade II 1230 Peachtree St NE Suite 1900  
Atlanta, GA 30309

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