

104 PARSONAGE STREET MCRAE-HELENA, GA



\$890,000

- 18' Clear Height to Beam in Center
- 1,800 Amp, 3-Phase Electrical Service
- Phase-I & Phase-II- Completed (2022)
- Additional 1.99-Acre Fenced Lot Included
- Fully Leased NOI: \$115,384.50
- Cap Rate: 12.96%
- Roof Replaced/Waterproofed (2025-2026)

For more information, please contact:



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ADDITIONAL PHOTOS

104 PARSONAGE STREET



FINANCIAL SUMMARY

104 PARSONAGE STREET



Offering Summary

Sale Price:	\$890,000
Price Per SF:	\$16/SF
Lot Size:	3.747
Building Size:	55,500 SF
NOI:	\$115,384.50
Cap Rate:	12.96%

Operating Data

Gross Income:	\$128,205
10% Repair & Maintenance Contingency:	\$12,820
Net Operating Income:	\$115,385

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	865	1,856	2,297
Total Population	2,448	7,035	8,545
Average HH Income	\$67,799	\$67,243	\$66,439



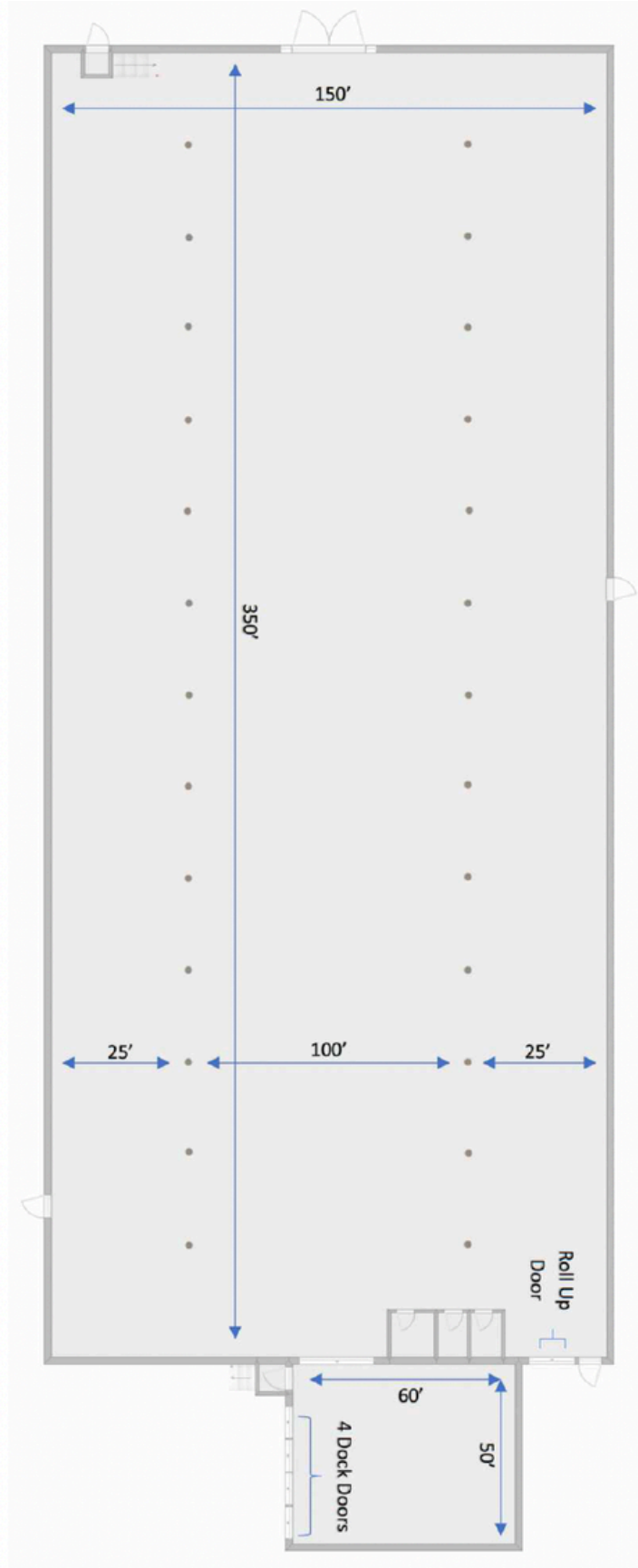
Property Description

This 55,500 SF warehouse includes a 3,000 square foot loading zone equipped with 4 dock high doors, and approximately 2-acres of truck parking. The building has a small office space of approximately 438 SF. Property is completely enclosed with a chain link fence with razor wire for extra security. Building is completely sprinkled and power is 3-phase. Seller has completed many upgrades to the building. Clear height is 18 feet in center to beam, and 12 feet on eaves.

A tenant has been procured and lease executed with a 2 year net industrial lease, expiring 10/31/2026 with month-to-month renewal options. The Net Operating Income is \$115,384.50 which includes a 10% Repair and Maintenance contingency which leaves the CAP rate at 12.96%.

FLOOR PLAN

104 PARSONAGE STREET






About Judge Realty


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