

Investment Property For Sale

Class A Office for Sale in Houston County

98-A Tommy Stalnaker Drive
Warner Robins, GA 31088

2,460± SF Office Space

This fully leased investment property offers immediate cash flow with a stable annual NOI.

Priced at 7.75% of CAP Rate based on existing cash flow.



\$459,000.00

Joel Bartholf

(O) 478-254-2660 (M) 478-442-6353
jb@citylinecommercial.com



PROPERTY INFORMATION

Private Executive Office

- Class A office built in 2009
- Located in a professional office park
- Situated in a prime location of Warner Robins
- Net Operating Income (NOI): \$35,612.40
- Based on current rent of \$3,382.50/month with annual expenses of \$4,977.60.
- Fully leased to a well-established law firm, providing secure income through 2030



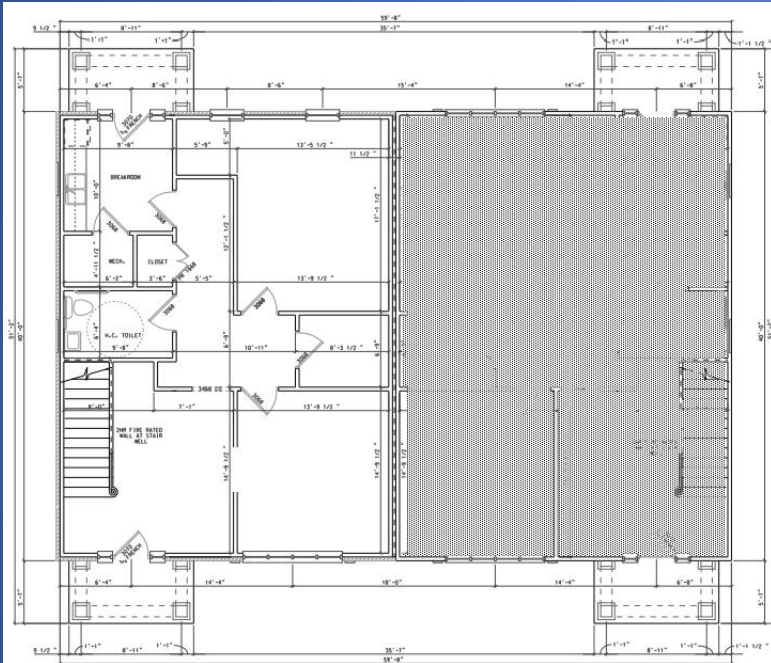
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FLOOR PLAN

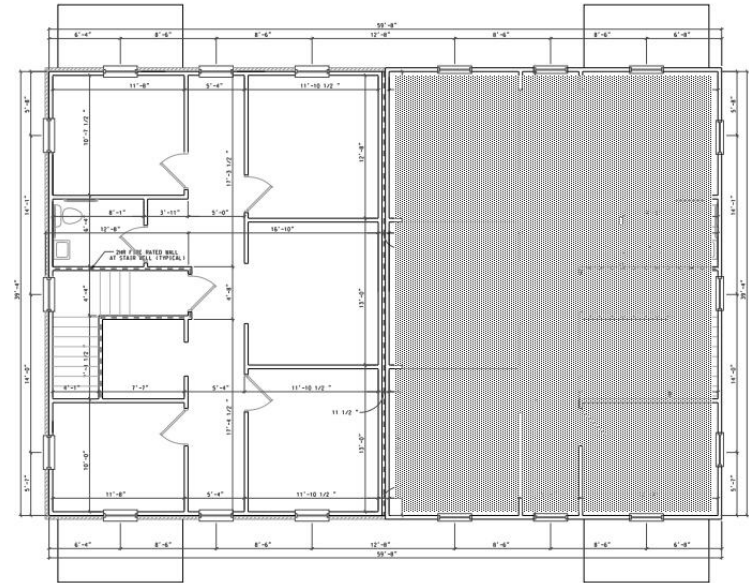
Private Executive Office



floor plan - two story

200 HATCHED AND COLORED SS. FT.

SCALE: 1/4" = 1'-0"



second floor plan - two story

SCALE: 1/4" = 1'-0"

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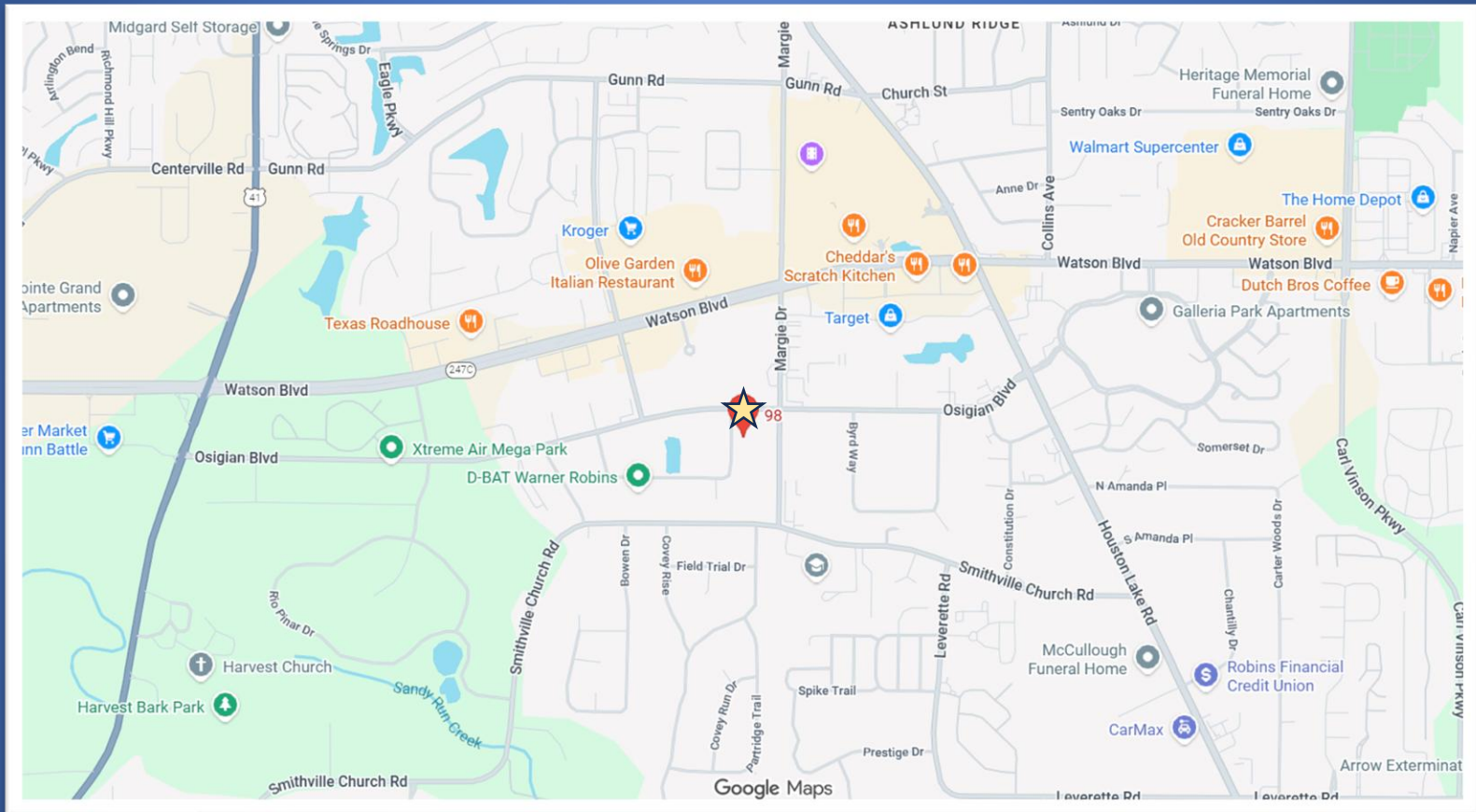
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MAP

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