

SALE

4 APARTMENTS PORTFOLIO

605 & 607 Burke Ave Albany, GA 31701



PROPERTY DESCRIPTION

605 Burke Avenue is a duplex property featuring two mirror-image units, built in 1995, with a combined living space of 2,208 SQF. Each unit includes 3 bedrooms and 2 full bathrooms, and an Open porch (96 SQF) and a Rear patio (16 sq. ft.) for outdoor living. The exterior is brick siding, with a lot size of about 0.22-acre, the property includes ample

607 Burke Avenue is a duplex property featuring two mirror-image units, built in 1995, with a combined living space of 1,952 SQF. Each unit includes 2 bedrooms and 1 full bathroom, and an Open porch (96 SQF) and a Rear patio (16 sq. ft.) for outdoor living. The exterior is brick siding, with a lot size of about 0.23-acre.

PROPERTY HIGHLIGHTS

- Total of 4 Apartment
- They are located in the same avenue and adjacent makes it easier for the management
- Near park, and schools

OFFERING SUMMARY

Sale Price:	\$295,000
Number of Units:	4
Lot Size:	10,019 SQF - 9,583 SQF
Building Size:	4160 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	410	980	2,492
Total Population	864	2,142	5,670
Average HH Income	\$38,944	\$37,803	\$37,495

Adam Shekarabi
(770) 632-1774



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BULLARD

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PROPERTY HIGHLIGHTS

- Total of 4 Apartment
- 2 adjacent properties
- They are in close proximity for ease of management
- Near park, and schools
- Access to the downtown amenities

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SALE PRICE

\$295,000

LOCATION INFORMATION

Building Name	4 Apartments Portfolio
Street Address	605 & 607 Burke Ave Albany, GA 31701
City, State, Zip	Albany, GA 31701
County	Dougherty
Market	Southwest GA
Sub-market	Southwest /Albany GA
Cross-Streets	S Madison ST

BUILDING INFORMATION

Building Size	4,160 SF
Occupancy %	100%
Tenancy	Multiple
Number of Floors	1
Year Built	2003
Year Last Renovated	2024
Number of properties	2

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	R-3
Lot Sizes	, .23SQF, .22SQF
APN #	000HH/00023/013, 000HH/00023/012,
Lot Depth	1,250 ft

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	4.0
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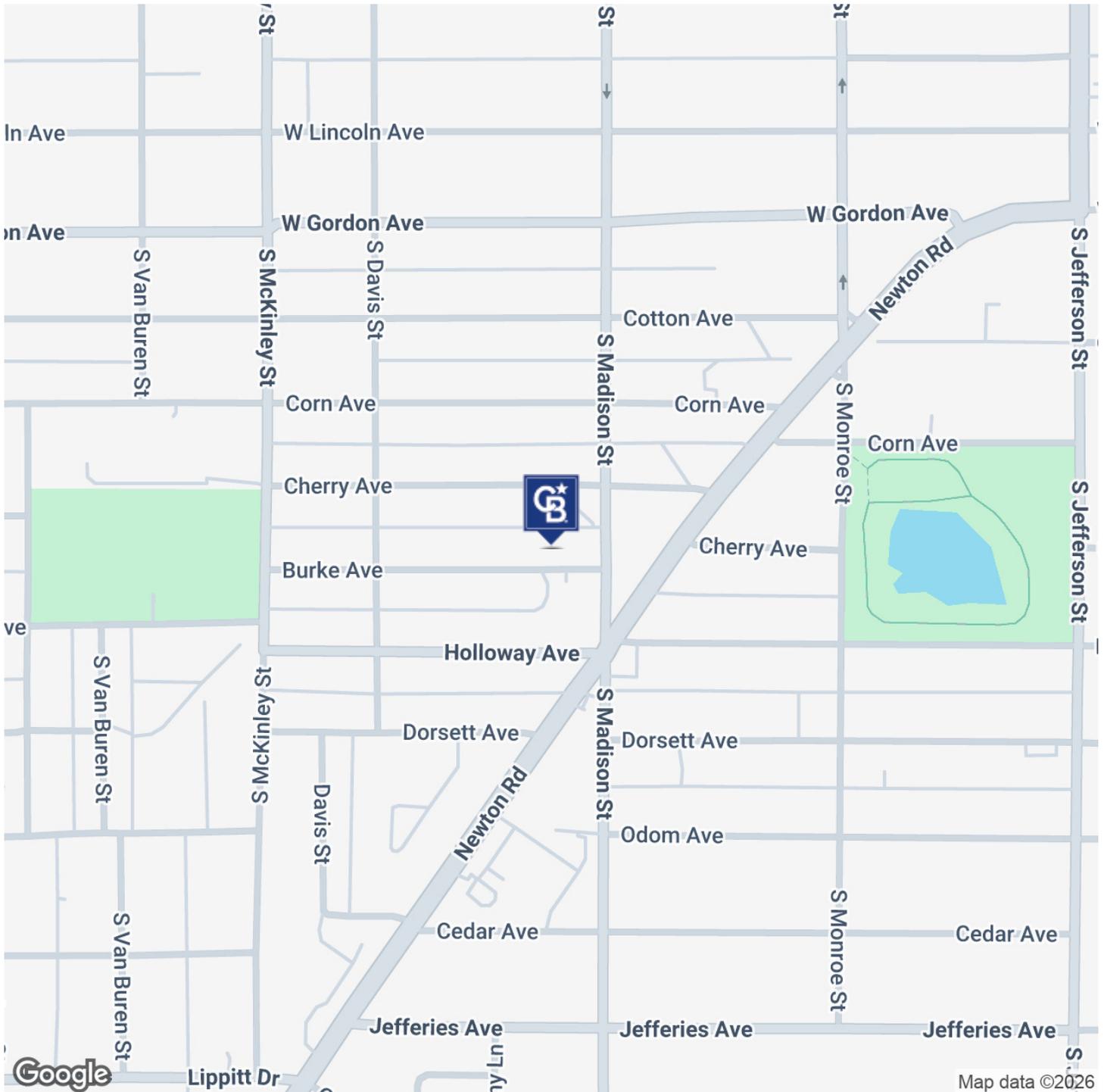


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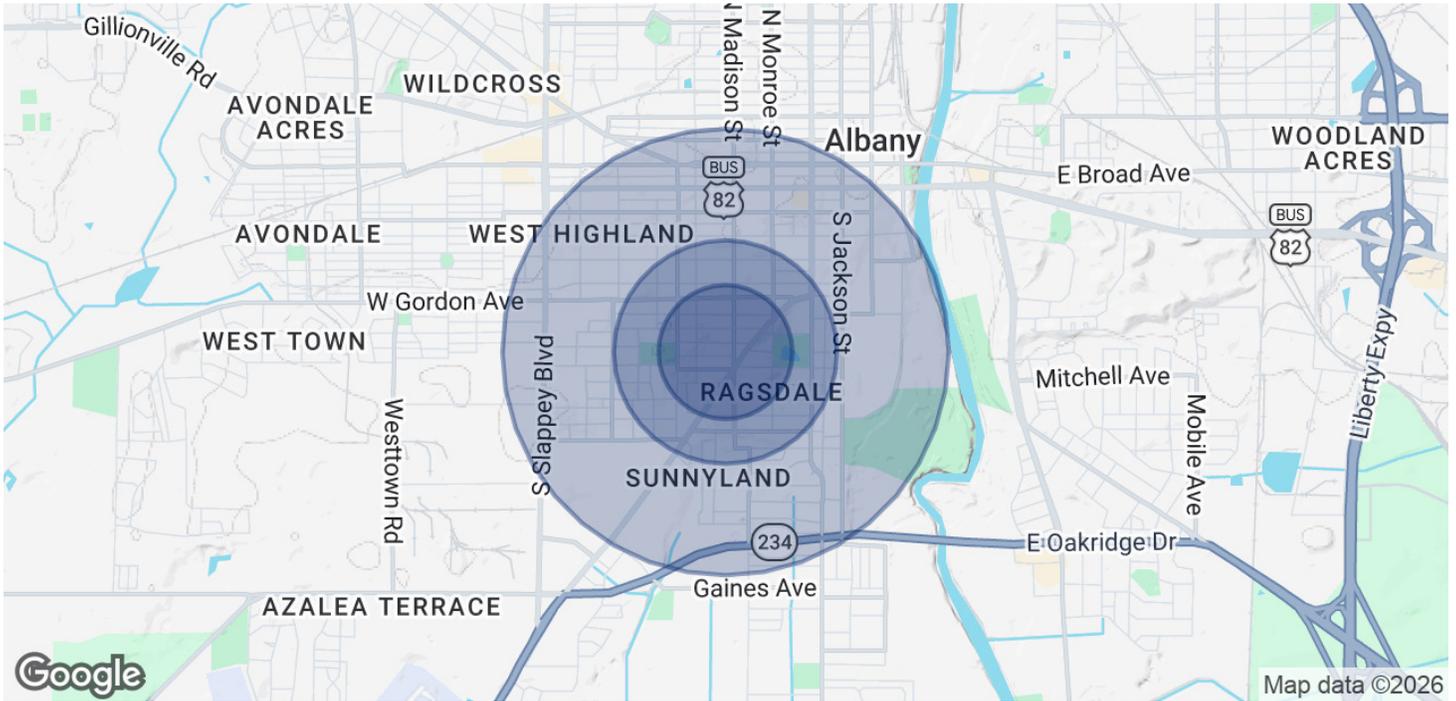


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4 APARTMENTS PORTFOLIO

418 Faith Ave Albany GA 31701 - 605 & 607 Burke Ave Albany, GA 31701



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	864	2,142	5,670
Average Age	43	41	39
Average Age (Male)	41	40	38
Average Age (Female)	44	43	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	410	980	2,492
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$38,944	\$37,803	\$37,495
Average House Value	\$96,770	\$106,521	\$103,148

Demographics data derived from AlphaMap

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