NAIG2 Commercial

For Sale

8% Cap Rate | $1,900,000

N. Columbus Investment

N. Columbus Investment Opportunity

7661 Kayne Boulevard
Columbus, Georgia 31909

Property Overview

This property features three buildings - A, B, and C - that are available for sale for $1,900,000. This well-maintained property, constructed in 2006, offers a versatile configuration with three individual units, ideally suited for office or medical use. Buildings A & C have 2 and 3-year leases in place and bring in $7,925 per month. Zoned GC, this property presents a strategic location within the thriving Columbus area, ensuring accessibility and visibility for business operations and a prime investment opportunity for the buyer. Located 5.2 miles from J.R. Allen and 12.6 miles from I-185. Contact broker to schedule a showing.

Offering Summary

Sale Price:	$1,900,000
Lot Size:	1 Acre
Cap Rate:	8%
Occupancy	100%
Parking Spots	35

For More Information

Rem Brady

C: 706 536 0528
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Buildings

Building A

- +/- 3,300 SF
- Currently leased to an assisted living facility with 3-year lease
- LVP flooring throughout
- Fully sprinkled-fire suppression
- Spray foam insulation
- Storage space

Building B

- +/- 7,500 SF
- Tenant vacating in January
- Available to lease for $9,000 per month
- LVP flooring throughout
- Fully sprinkled-fire suppression
- Spray foam insulation
- Additional office space and storage

Building C

- +/- 2,700 SF
- Currently leased to an assisted living facility with 3-year lease
- LVP flooring throughout
- Fully sprinkled-fire suppression
- Spray foam insulation
- Storage space

Building B

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Additional Photos

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Retailer Map

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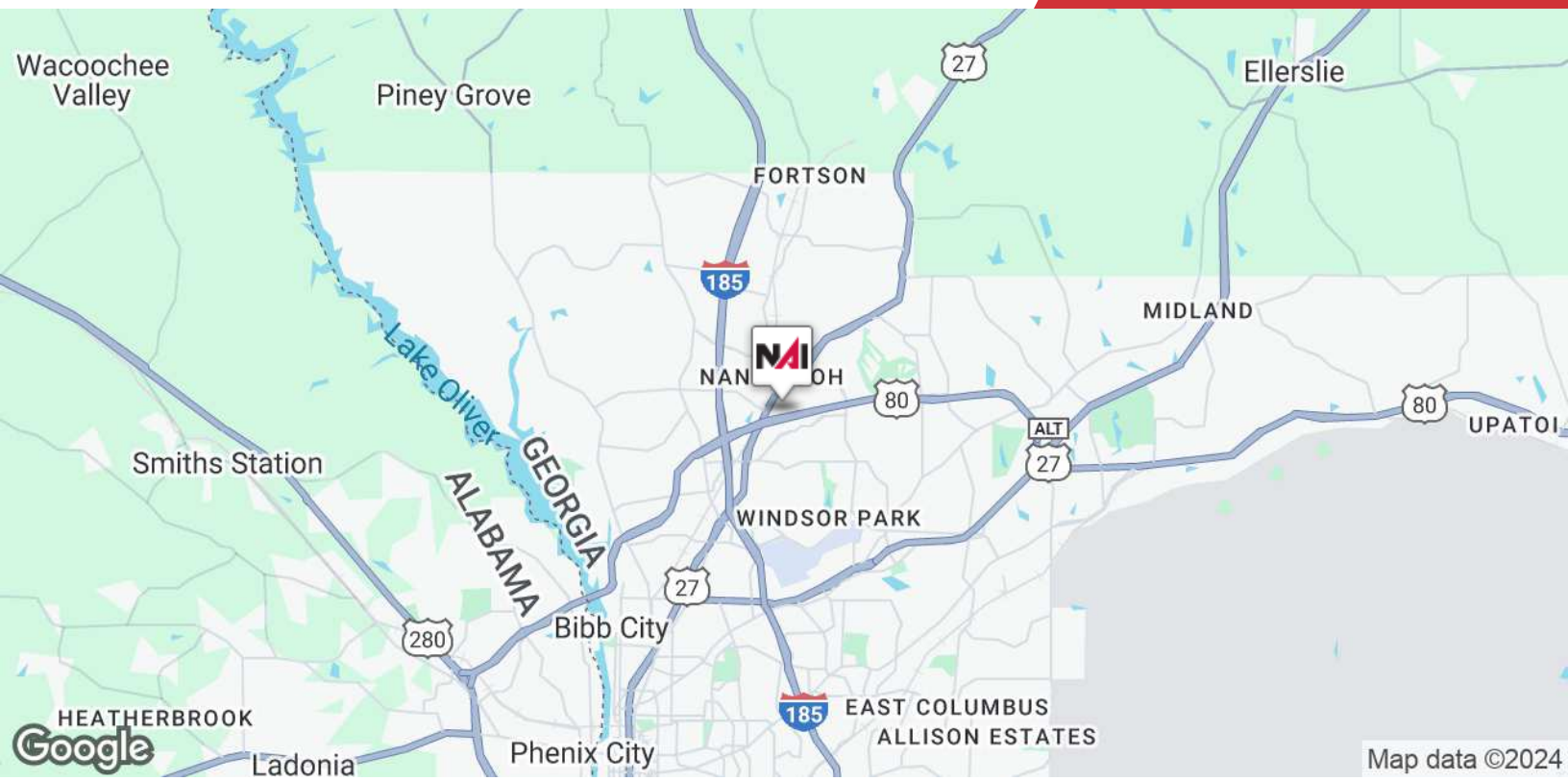
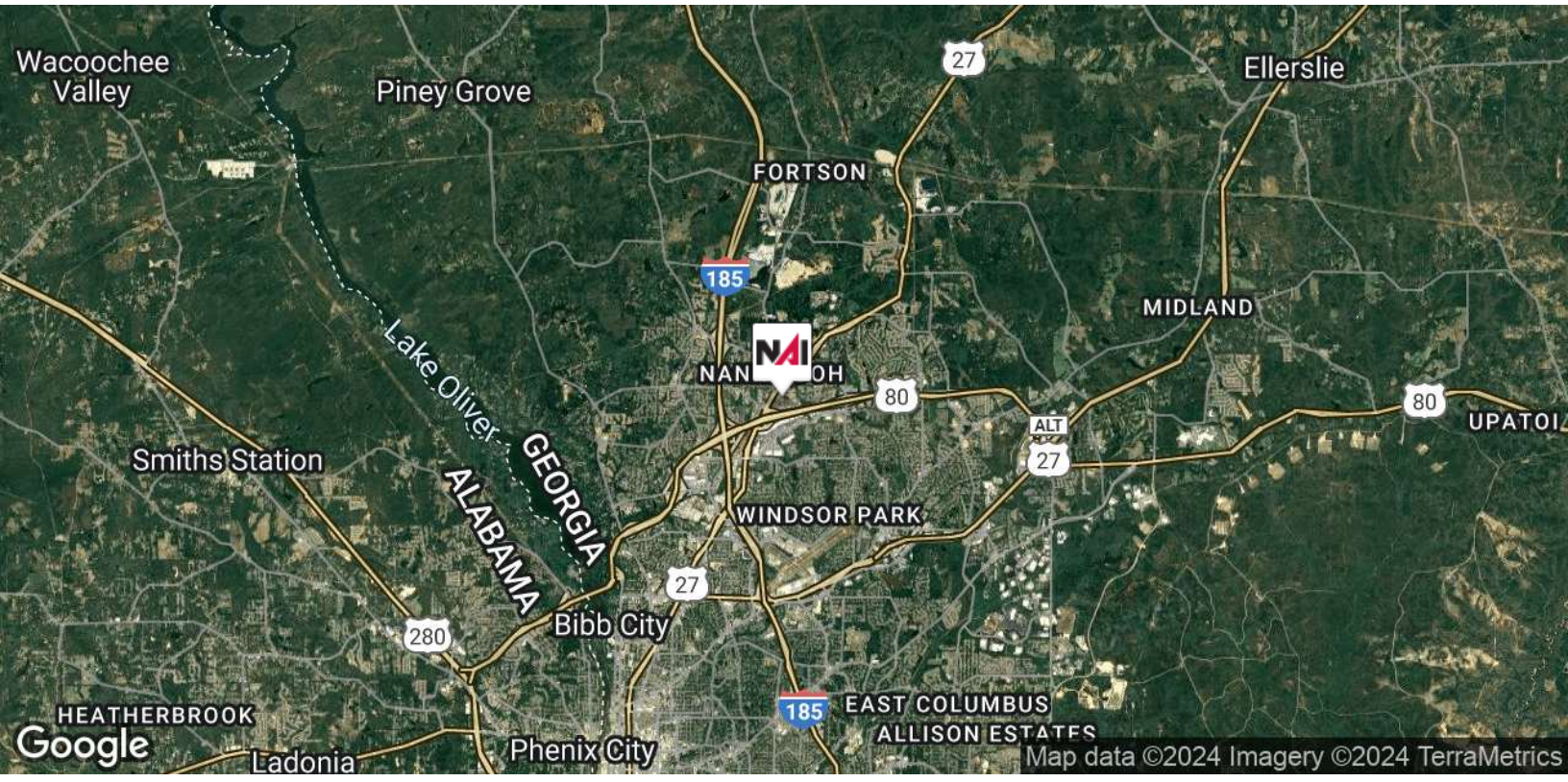
Location Maps





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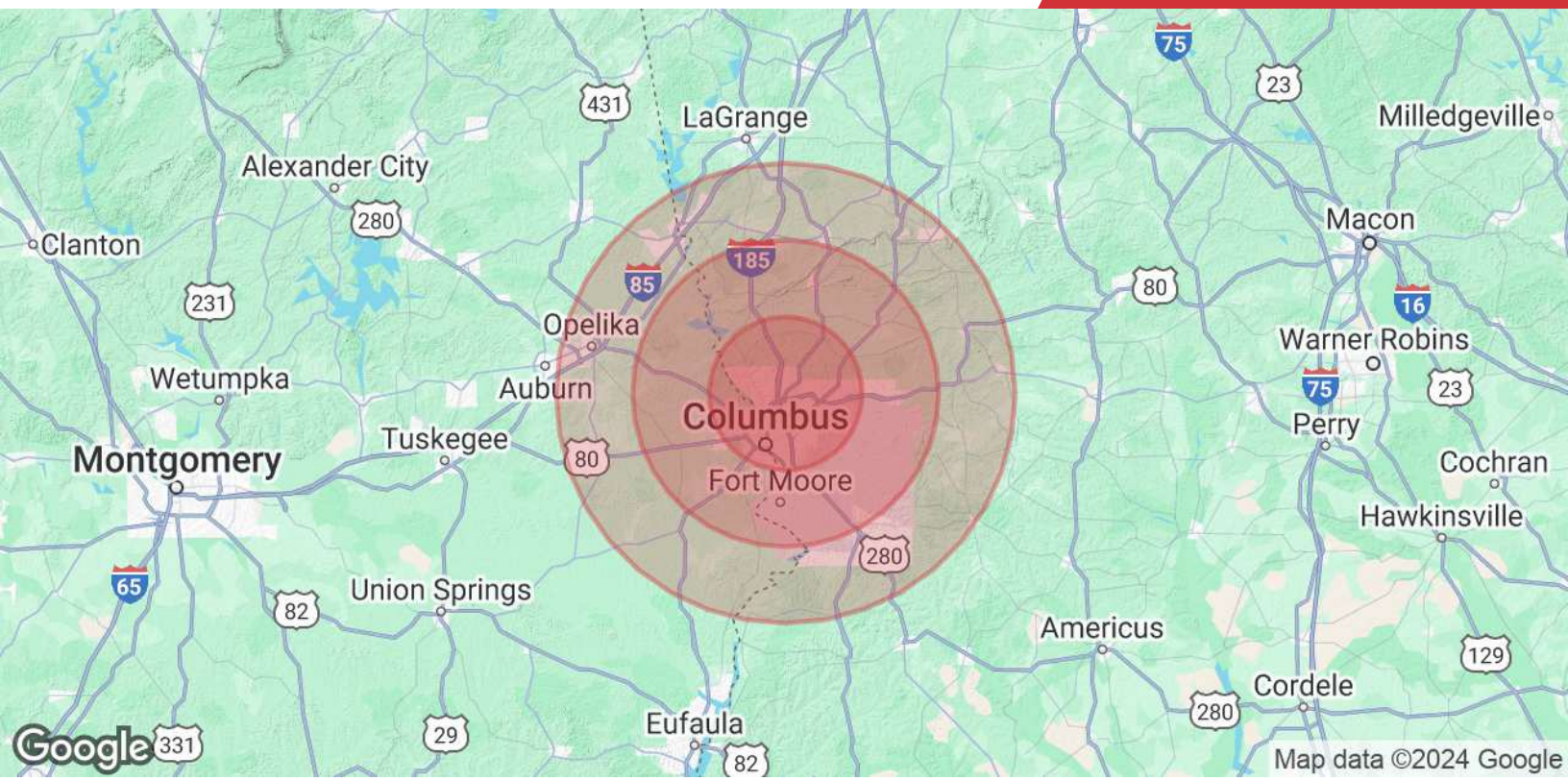
Demographics



Population	10 Miles	20 Miles	30 Miles
Total Population	239,591	342,278	426,718
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	41

Households & Income	10 Miles	20 Miles	30 Miles
Total Households	96,606	134,076	167,519
# of Persons per HH	2.5	2.6	2.5
Average HH Income	$84,746	$83,848	$82,745
Average House Value	$253,874	$242,289	$238,122

Demographics data derived from AlphaMap

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