



## 3822 Rosemont Drive

Columbus, Georgia 31904

### Property Highlights

- Zoned NC, providing flexibility for various office uses
- Convenient location in the Columbus area for accessibility
- Parking for employees and visitors
- Proximity to amenities and business services for convenience
- Owner willing to provide an Improvement Allowance if leasing suite 3822

### Property Overview

This +/- 6,152 SF building is both for sale and has a space for lease. The property is listed at \$765,000 and zoned NC (neighborhood commercial). The space available for lease (3822) is +/- 4,801 SF. Base rent is \$12.50 Per SF/ YR or \$5000 per month- NNN lease. Owner is willing to provide and Improvement Allowance.

### Offering Summary

<b>Sale Price:</b>	\$765,000
<b>Lease Rate:</b>	\$5,000.00 per month (NNN) or \$12.50 SF/ YR
<b>Building Size:</b>	+/- 6,152 SF
<b>Available SF:</b>	+/- 4,801 SF
<b>Lot Size:</b>	0.67 Acres

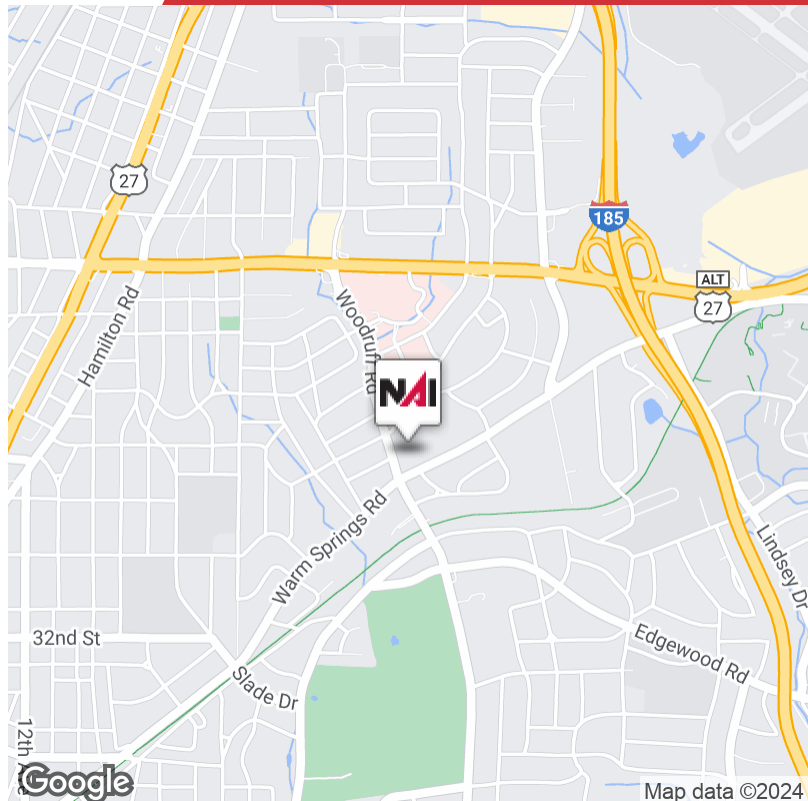
### For More Information

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## Offering Summary

<b>Sale Price:</b>	\$765,000
<b>Lease Rate:</b>	\$5,000.00 per month (NNN)
<b>Building Size:</b>	+/- 6,152 SF
<b>Available SF:</b>	+/- 4,801 SF
<b>Lot Size:</b>	0.67 Acres
<b>Price / SF:</b>	\$124.35
<b>Year Built:</b>	1982
<b>Zoning:</b>	NC (neighborhood commercial)

## Property Overview

This +/- 6152 SF building is for sale. This property is listed at \$765,000 and zoned NC ( neighborhood commercial ). There are two (2) spaces within this property. 3822 is +/- 4,801 SF and currently available for lease with prior use as a medical office. 3824 is +/- 1,351 SF and currently leased to an ABA clinic. This is a great opportunity for an investor to add to their real estate investment portfolio, making passive income by collecting rent from tenants in the two (2) spaces for lease.

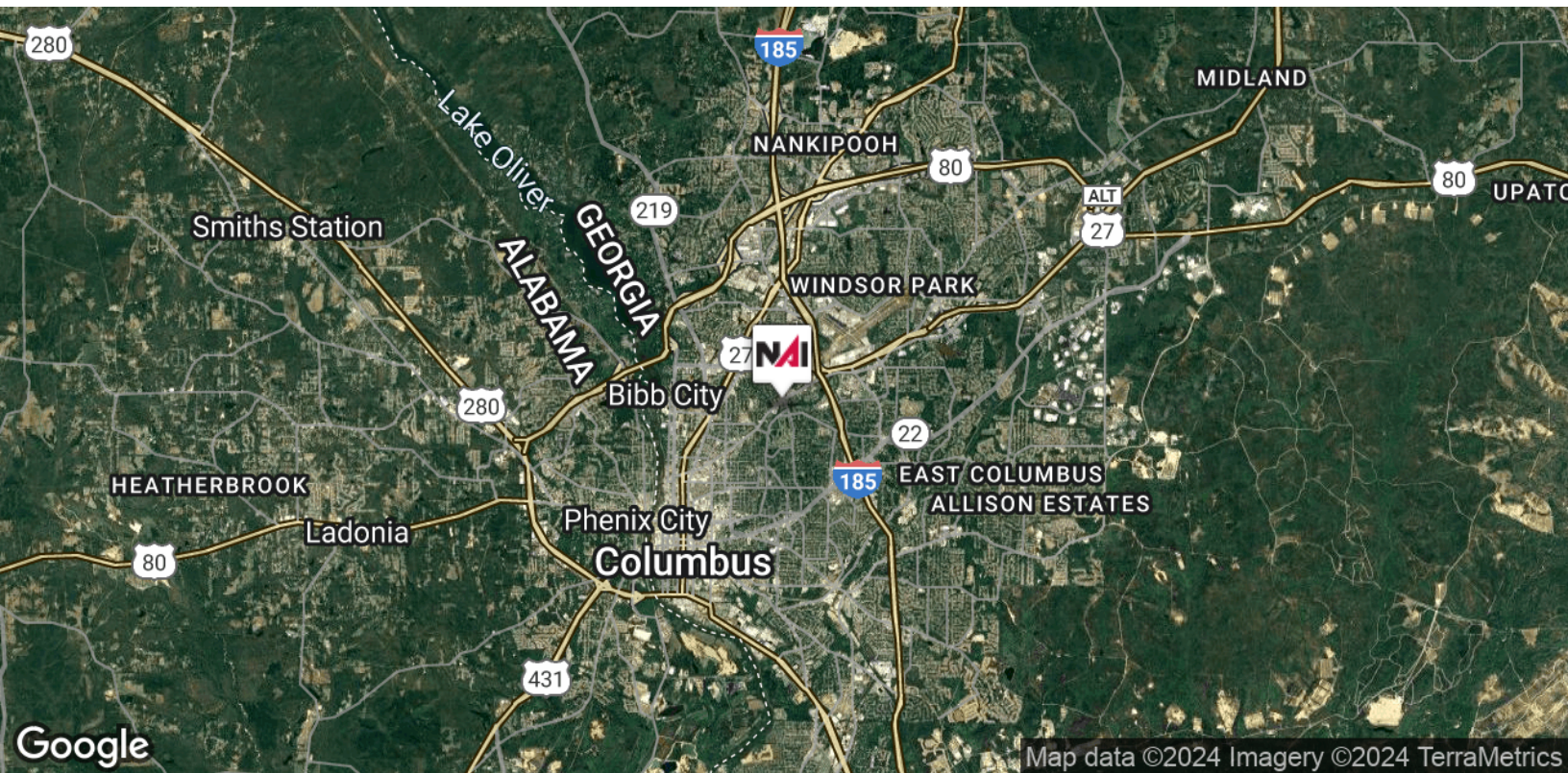
## Property Highlights

- NNN Lease
- Owner willing to provide an Improvement Allowance!
- Zoned NC (neighborhood commercial)
- Convenient location in the Columbus area for accessibility
- Parking for employees and visitors
- Proximity to amenities and business services for convenience
- +/- 6152 SF building with 2 separate spaces
- Investment opportunity



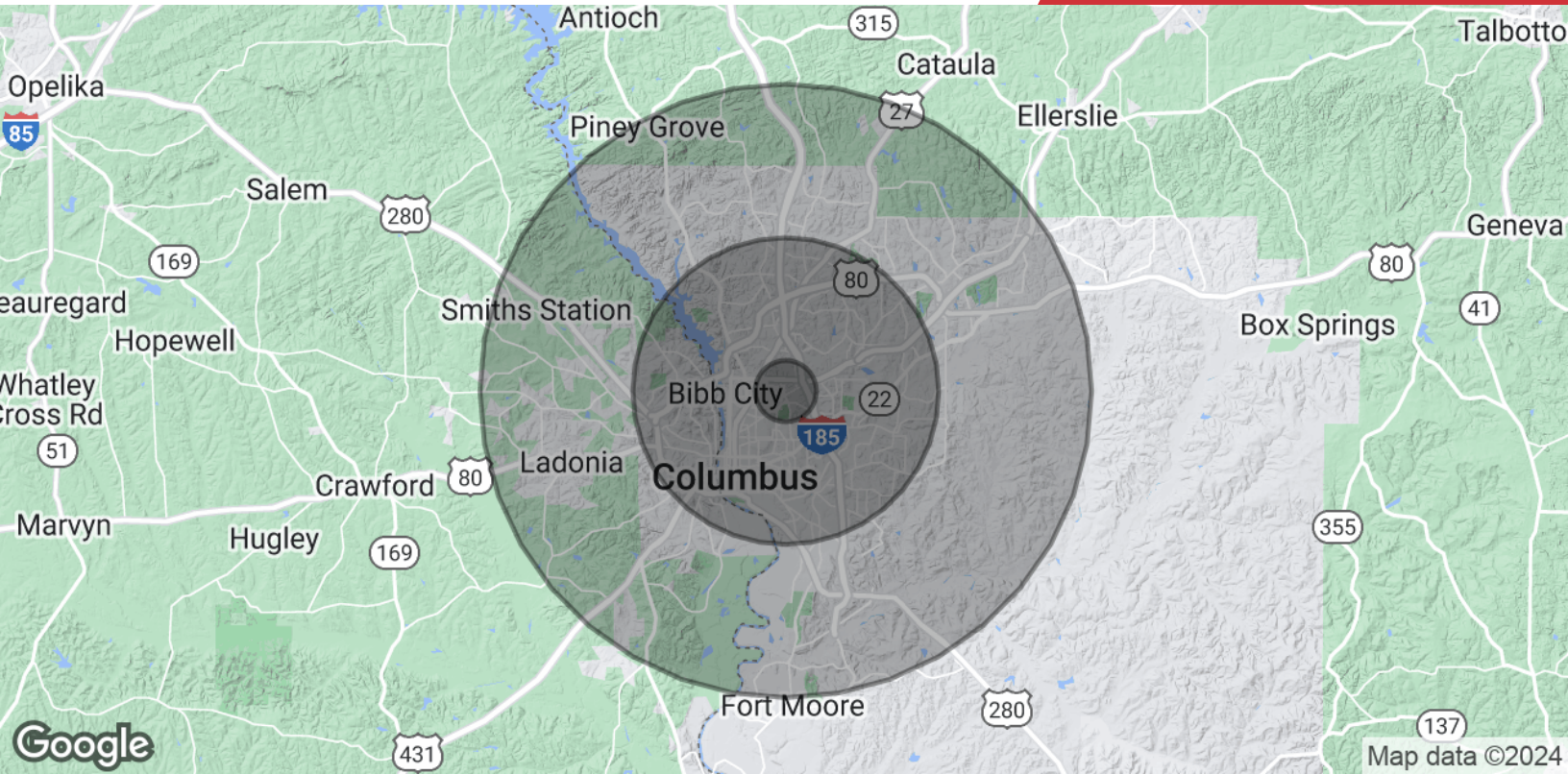
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Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	8,716	157,155	264,110
<b>Average Age</b>	35.8	36.3	36.1
<b>Average Age (Male)</b>	35.8	34.1	34.5
<b>Average Age (Female)</b>	37.0	38.6	38.1
Households & Income	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	4,142	74,016	116,175
<b># of Persons per HH</b>	2.1	2.1	2.3
<b>Average HH Income</b>	\$55,501	\$51,771	\$58,493
<b>Average House Value</b>	\$132,814	\$127,611	\$139,260

2020 American Community Survey (ACS)

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