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CLASSIC LIVING

118 Ruth Drive

URBAN LOFTS #310 & #610

ATHENS, GEORGIA



Incredible opportunity for two well-maintained condos being sold separately or as a package presenting a rare investment opportunity in a consistently high-demand location near the University of Georgia. The sellers plan to complete a 1031 exchange and are seeking a buyer who can coordinate with the associated timeline for a smooth transaction with a summer 2026 closing.

# Urban Lofts #310



4 -5 BD | 4 BA | \$649,900

RENTAL INCOME:  
\$4000 / month through July 17, 2026  
\$4120 / month through July 10, 2027

# Urban Lofts #610:



4 BD | 3 BA | \$524,900

RENTAL INCOME:  
\$3800 / month through July 17, 2026  
\$3900 / month through July 10, 2027



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**Sarah Ellis**

BROKER / OWNER

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