

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A

Cumming, GA 30040

commercial400.com



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393 STONE MOUNTAIN STREET

Multifamily Property :

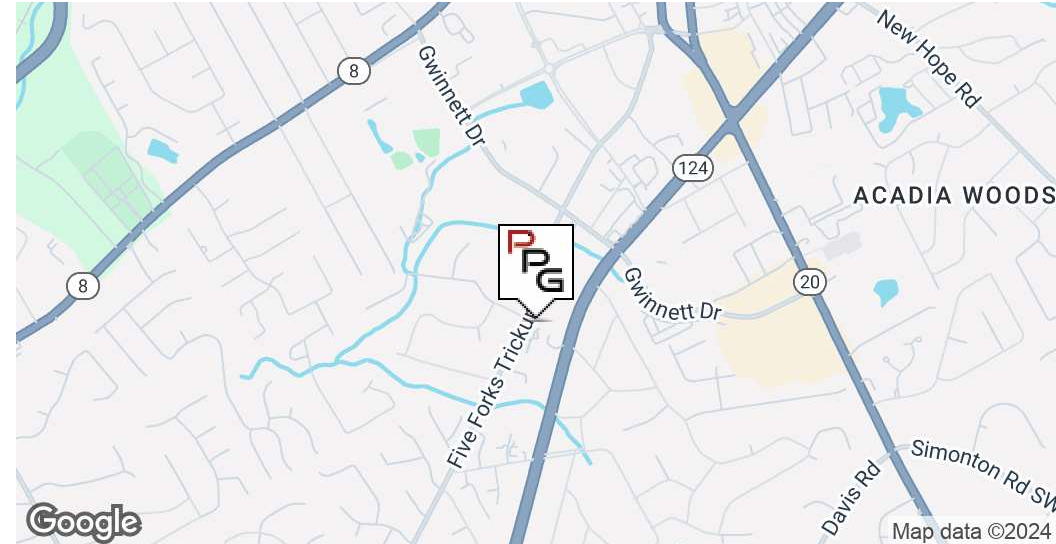
393 STONE MOUNTAIN ST, LAWRENCEVILLE, GA 30046

FOR SALE



393 STONE MOUNTAIN STREET

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OFFERING SUMMARY

Sale Price:	\$825,000
Building Size:	4,460 SF
Lot Size:	77,200 SF
Number of Units:	4
Price / SF:	\$184.98
Cap Rate:	6.7%
Year Built:	1972
Zoning:	RM

PROPERTY OVERVIEW

Discover this well-maintained two-story building featuring 4 individual apartments, each offering:

- 2 spacious bedrooms
- 1 full bathroom
- Bright living rooms, dining areas, and fully equipped kitchens

This property offers:

- ✓ Off-street parking in the private driveway
- ✓ A quiet and convenient location with easy access to local shops, public transportation, and major highways

PROPERTY HIGHLIGHTS

- The owner also has a second quadruplex for sale at 3282 Highpoint Ct with similar features and income potential.
- Acquire both properties to expand your investment portfolio with multiple rental units in this prime location!
- Whether you're an investor seeking steady rental income or a buyer exploring multi-family living, this is an opportunity you can't miss!

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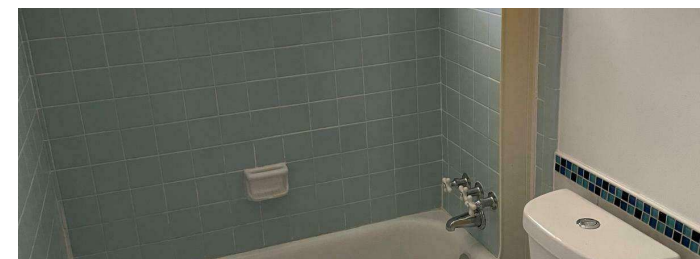
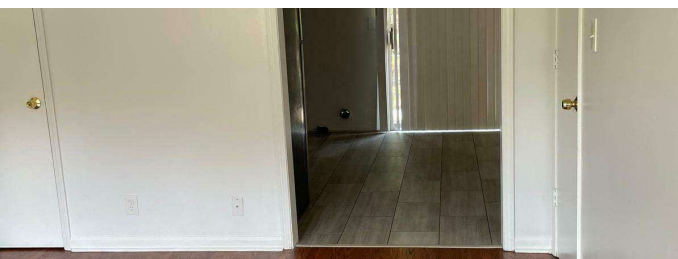
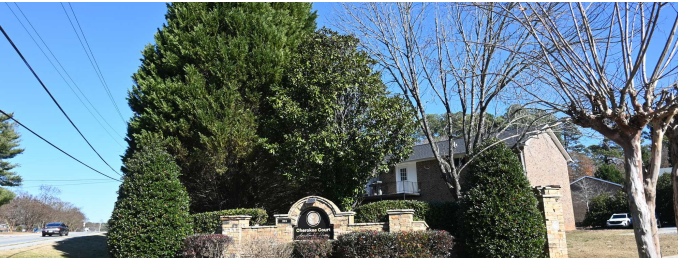
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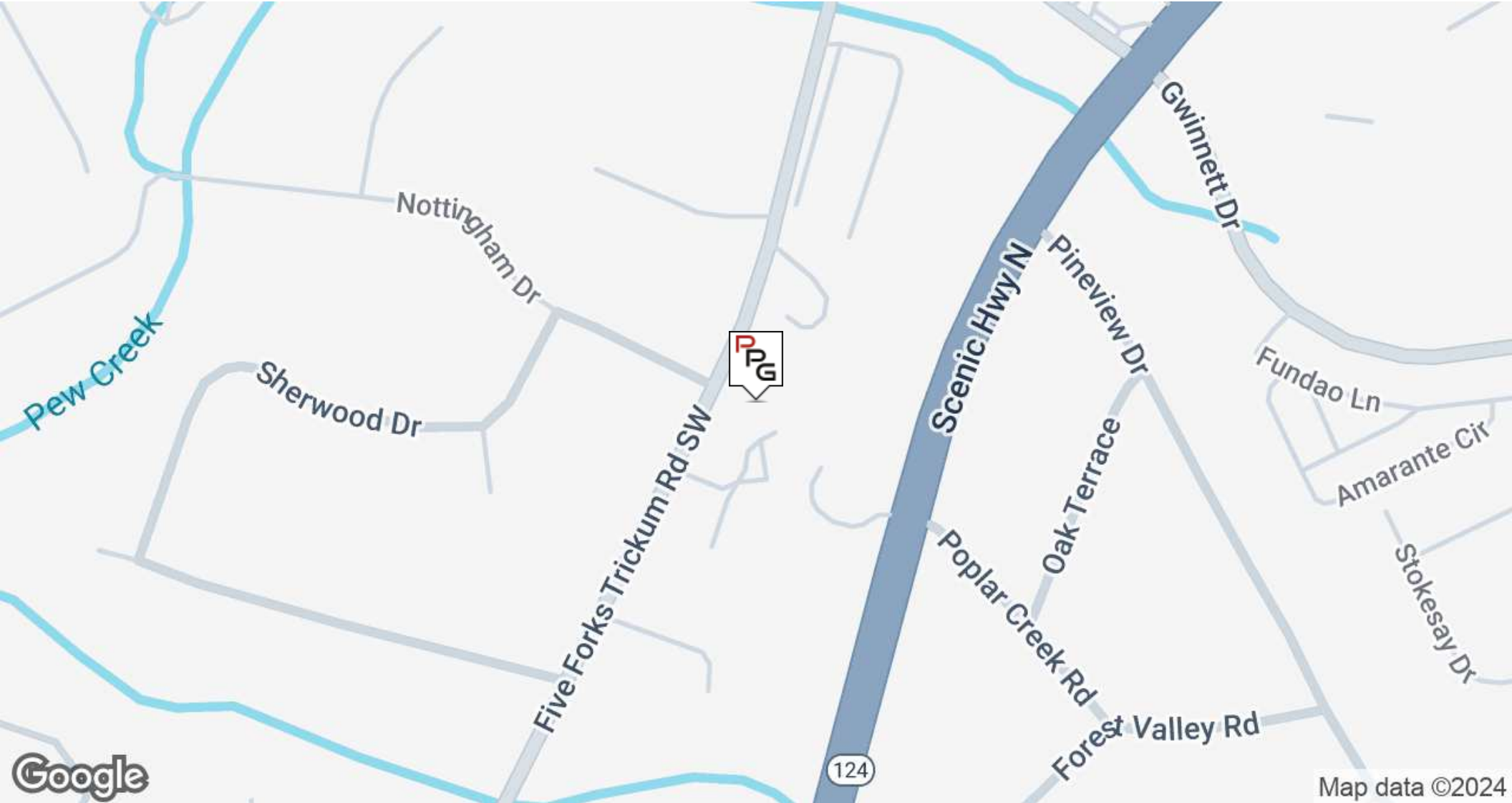
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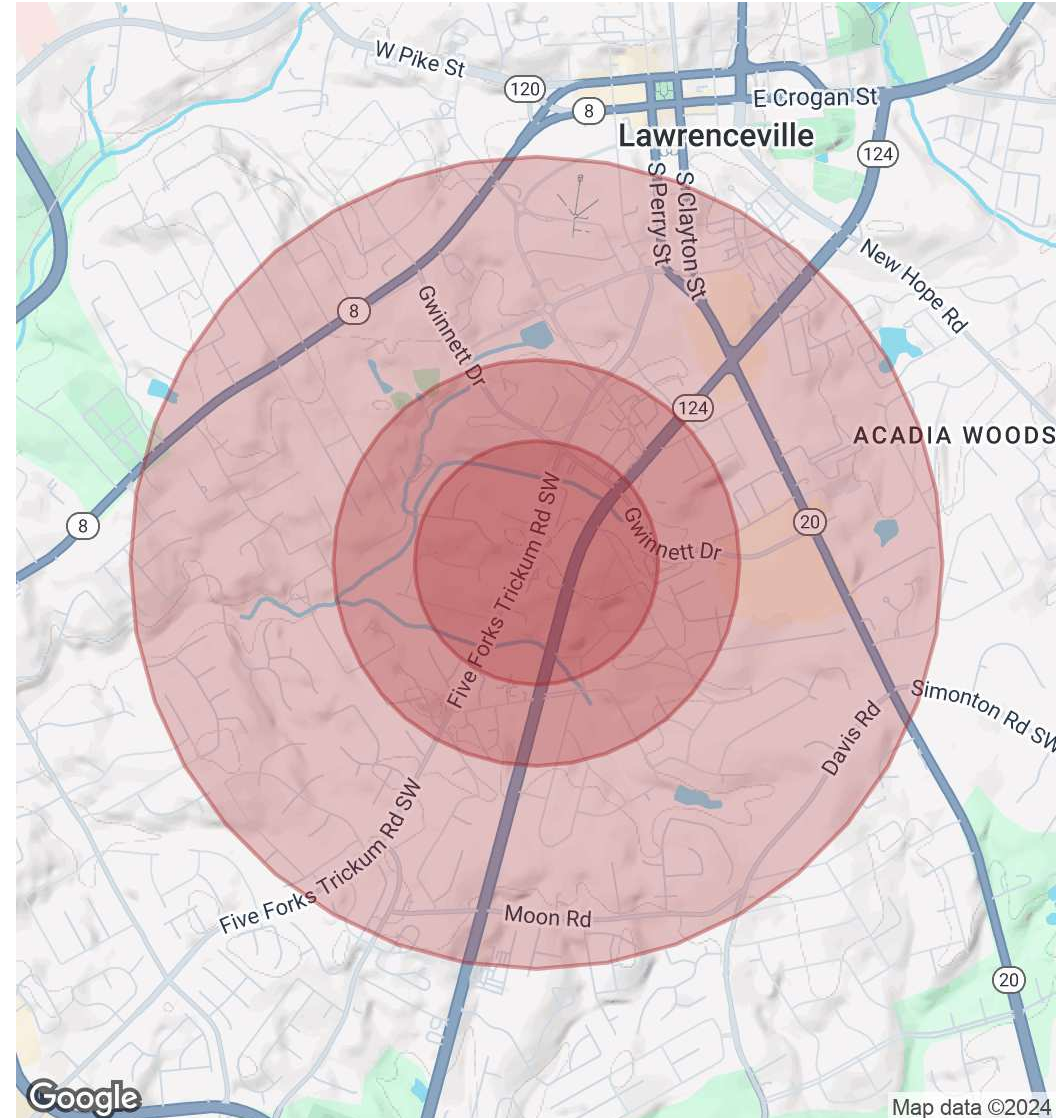
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	959	2,179	8,114
Average Age	36	38	39
Average Age (Male)	35	36	37
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	362	788	2,921
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$67,767	\$78,616	\$84,587
Average House Value	\$324,272	\$352,920	\$367,119

Demographics data derived from AlphaMap



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