

5 Multi-Family Units- 115 Barnet Shoals Road, Athens, GA



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Offering Highlights

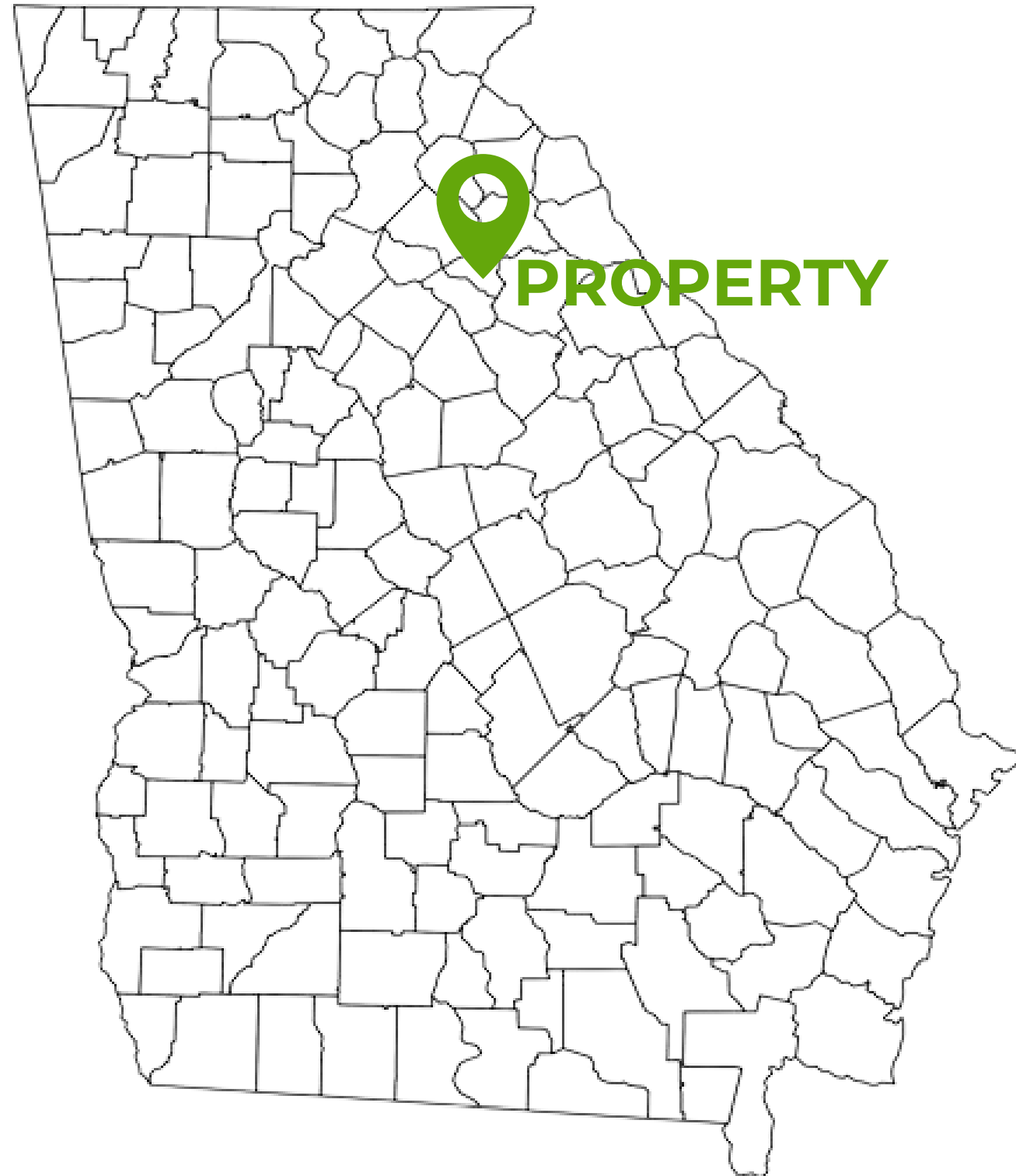
PRICE **\$1,125,000**

UNIT COUNT **5**

BEDROOM COUNT **15**

LOT SIZE **1.53 Acres**

PRICE PER BED **\$75,000**



Property Details

Boswell Properties is pleased to offer for sale, 115 Barnett Shoals Road. This multi-family property at 115 Barnett Shoals Road offers a rare, high-density investment opportunity on 1.53 acres in the heart of East Athens. The property consists of three single-family homes and one duplex, providing a versatile mix of rental units ideal for capturing the robust student and professional housing demand near the University of Georgia. The units have been in the same family for 50+ years and owner maintained and managed.

- **UGA & Downtown Proximity:** Located just 6 minutes (approx. 2.9 miles) from the University of Georgia campus and the vibrant dining and nightlife of downtown Athens.
- **Within a short drive to major retailers** like Publix, Kroger, and Walmart and walking distance to RaceTrac, Cafe Racer and the Firefly Trail.
- **Situated directly on the Athens Transit bus line**, providing easy, car-free access for students and professionals across the city.
- **The property is located near major new residential developments like The Shoals**, signaling continued appreciation and investment in the immediate area.

Bedroom Count

15

Parcel Number

174B1 B013

Bathroom Count

9

Property Size

5,792 Total Square Feet*

1.53 Acres

Barnett Shoals Rent Roll						
UNIT	SQUARE FEET	BEDROOMS	BATHROOMS	MONTHLY RENT	ANNUAL RENT	LEASE TERM
Unit 95	704	3	1	\$785.00	\$9,420.00	8/1/26-7/26/27
Unit 105	1,080	2	1	\$850.00	\$10,200.00	8/1/26-7/26/27
Unit 115	888	2	1	\$920.00	\$11,040.00	8/1/26-7/26/27
Unit 125A	1,560	4	3	\$1,125.00	\$13,500.00	8/1/26-7/26/27
Unit 125 B	1,560	4	3	\$1,125.00	\$13,500.00	8/1/26-7/26/27
TOTAL	5,792	15	9	\$4,805.00	\$57,660.00	
2026 EXPENSES (EST.)					\$15,398.89	
ASKING PRICE					\$1,125,000	
GOING-IN CAP RATE					3.76%	

PROPERTY PHOTOS

