

# Industrial + Retail/Industrial

Portfolio of 2 Properties for Sale



Presented By:  
David Realty Partners



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## Portfolio Properties



Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
1583 GA-85, Fayetteville, GA	Industrial	6,240	1985	N/A

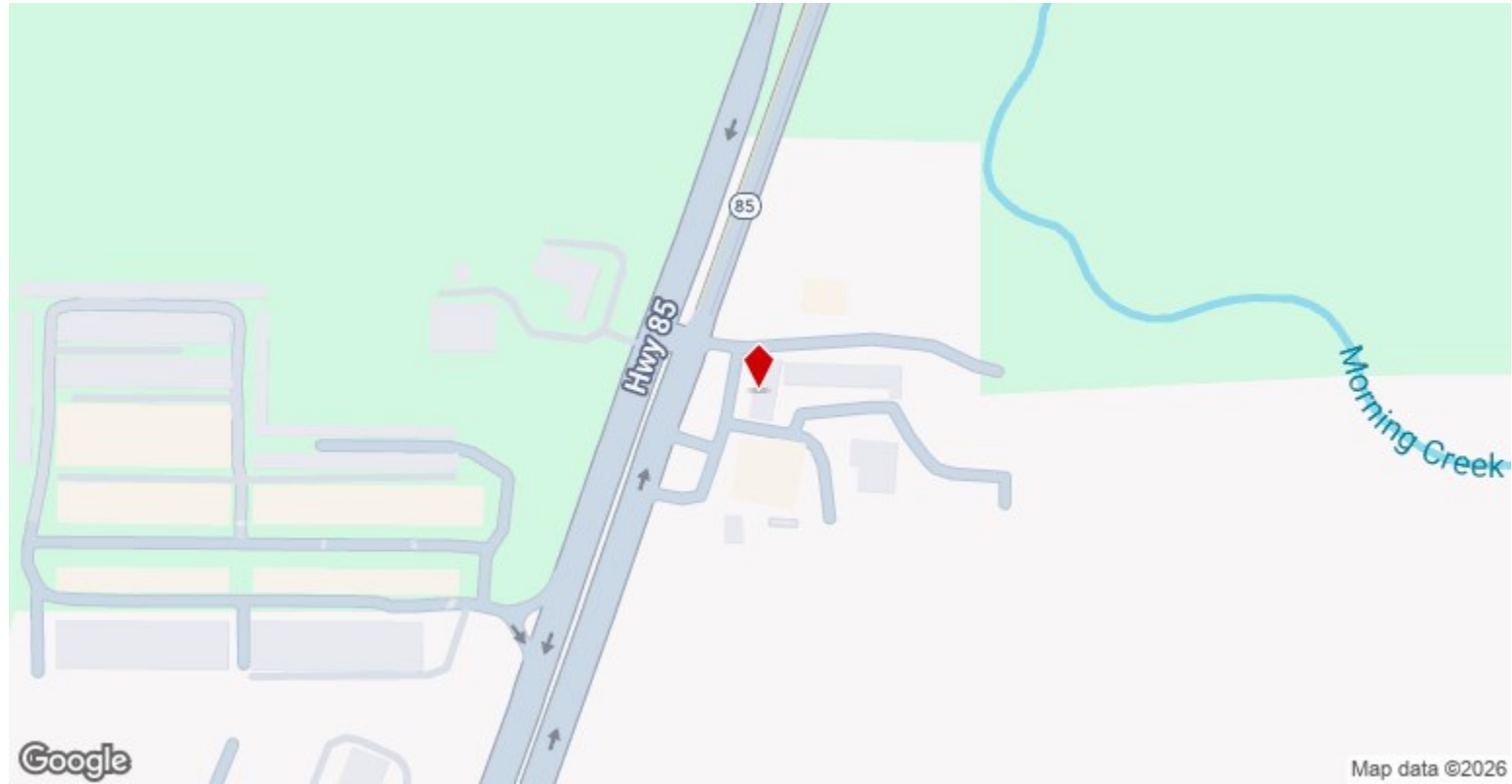


1583 Highway 85 N, Fayetteville, GA	Retail	3,000	1985	N/A
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## Location





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## Property Photos



Rear building



Front Building

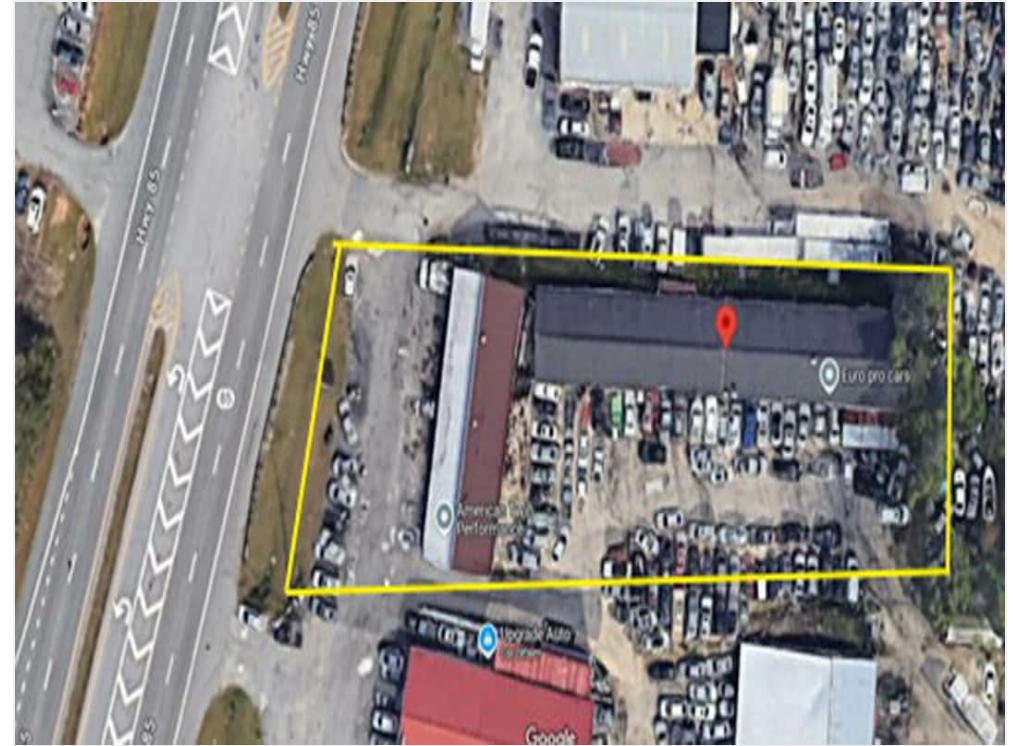
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## Property Photos



Rear garage of front building



Aerial pic with yellow outline for MP



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[illegible]

### Site Plan for MP with lines

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NOW WITH HIGHER RENT! Investment Property. There are 2 buildings: In front: 3,000SF, a retail/office/automotive building. In rear: 6,240sf, a warehouse/automotive repair building with 4 tenants, fully rented. with Modified Gross leases. Total gross income is \$148,000/year, with \$116,200 Net Operating Income (NOI). (This figure factors in property taxes, insurance, landscaping, a 5% vacancy factor, reserves for repairs and a management fee). Excellent street visibility, located right on the busy Highway 85 in Fayetteville. Easy access from the divided 4 lane highway--turn lane from other side of street feeds directly into this property! Freshly painted and detailed exteriors. Freshly re-paved and restriped parking lot in front, New AC/heaters in the front building and some of rear building, all new hot water heaters, newly painted and freshly serviced garage doors, new fencing at rear. Roofs are shingle and are approximately 7 years old. Easy to manage. .92 of an acre. Zoned M1. Allows Auto Broker, used car lot, office, retail, auto repair, auto body, HVAC, Plumbing, etc., contracting or showroom/warehouse. Seller will accommodate your 1031 exchange or a long closing if needed. Seller is a licensed GA Real Estate Broker. Perfect 1031 replacement property. 2 additional automotive/warehouse properties are available here-- Development or Build to Suit opportunities. Ask Broker for details.

- High traffic counts on Hwy 85N.
- Great Visibility.
- Great for Investment or Owner-User with additional Income.
- Professionally done leases.
- Two Buildings, retail/office/warehouse in front and automotive/warehouse at the rear.
- Easy, direct access from both sides of the divided highway.

Price:	\$1,150,000
Price / SF:	\$92.07 / SF
Cap Rate:	10.11%
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	2
Total Building Size:	12,490 SF



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