

FOR SALE

SIXTH AVENUE FREIGHT STATION

1300 6th Ave, Suites 200 & 300



OFFERING SUMMARY

Sale Price:	\$2,378,000
Building Size:	15,565 SF
Condo SF:	12,005 SF
Number of Units:	2
Cap Rate:	8%
NOI:	\$190,262.77
Year Built:	1900
Renovated:	2020
Zoning:	GC

PROPERTY OVERVIEW

Own a piece of Uptown Columbus history with this rare opportunity to purchase a majority condominium interest (77.12%) in a renovated historic office building featuring long term, credit-backed tenants and strong income performance.

The property is anchored by Rolling Hills Food Service, a national food service and distribution company owned and credit backed by Blackstone (NYSE: BX), one of the world's leading investment firms with more than \$1 trillion in assets under management. Omega Financial, the second tenant, is owned by Togetherwork, a ParkerGale Capital portfolio company known for its investments in high growth technology and financial service platforms.

The asset also benefits from digital billboard income, bringing total gross annual income to \$223,755.20. The building combines historic architectural character with modern systems, including a brand new 20 year membrane roof installed in January 2025 and well maintained mechanicals.

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KENNON & PARKER

SALE

1300 6TH AVE, SUITES 200 & 300

1300 6th Ave, Suites 200 & 300 Columbus, GA 31901



BUILDING INFORMATION

NOI	\$190,262.49
Cap Rate	8%
Building Class	A
Occupancy %	100%
Tenancy	Multiple
Number of Floors	1
Year Built	1900
Year Last Renovated	2020
Gross Leasable Area	12,005 SF
Construction Status	Existing
Condition	Excellent
Roof	Membrane with new coating Jan 2025
Number of Buildings	1

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FULLY LEASED OFFICE BUILDING CONDO

1300 6th Ave, Suites 200 & 300 Columbus, GA 31901



SALE HIGHLIGHTS

- 77.12% condominium ownership interest
- Fully leased to long-term, credit-backed tenants
- Rolling Hills Food Service – Blackstone portfolio company
- OmegaFi – Togetherwork / ParkerGale Capital portfolio company
- Billboard income included in gross revenue
- Gross annual income: \$223,755.20
- New roof & updated major systems
- Historic architecture with modern upgrades
- Prime Uptown Columbus location with easy access to Midtown & Phenix City
- Ample parking, 100 on site spaces

LOCATION DESCRIPTION

Situated in the heart of the vibrant Uptown Columbus (the central business district of Columbus, Georgia), 1300 6th Avenue offers a standout location with easy access to the Midtown and Phenix City areas offering exceptional connectivity for staff and clients.

Matterport Tour: <https://my.matterport.com/show/?m=YeNizjbLTf7&mls=1>

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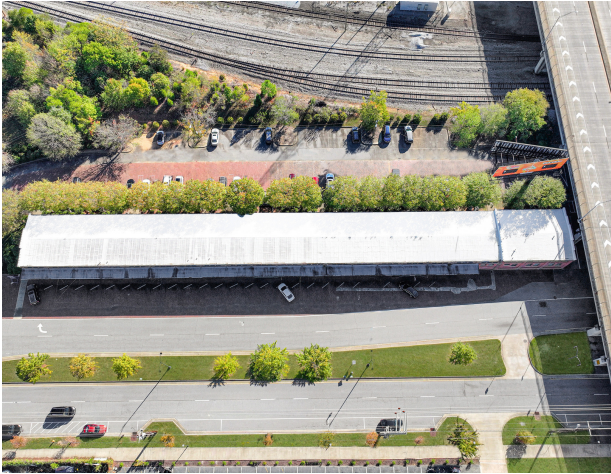


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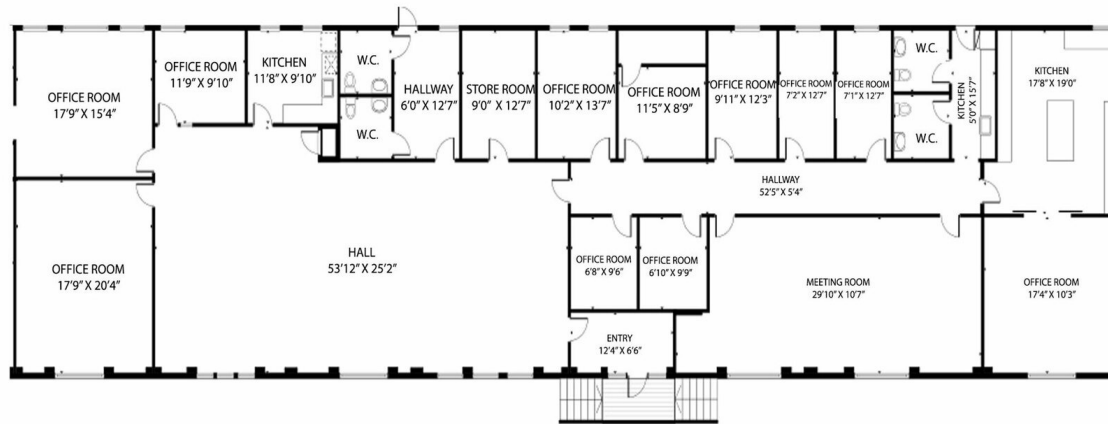


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1300 6th Ave
Suite 200

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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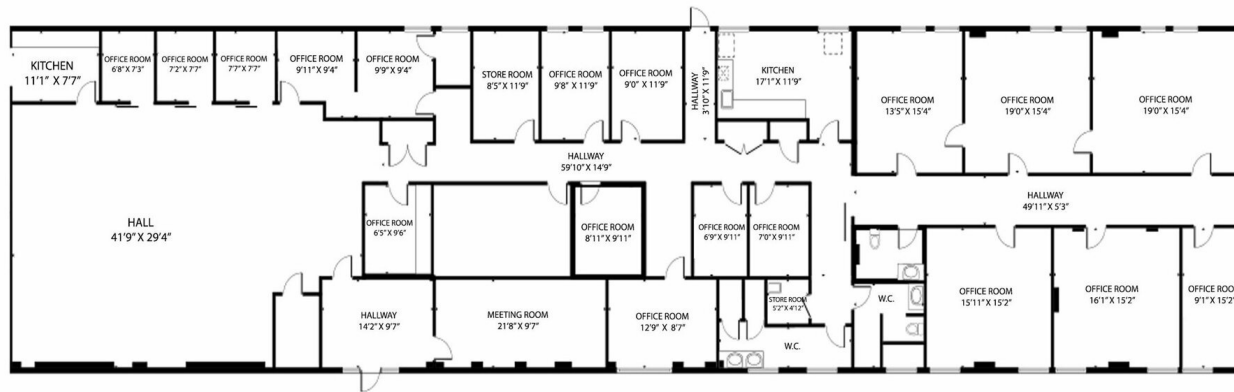


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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Digital Billboard	Outdoor Systems	1 SF	0.01%	\$9,254.40	\$9,254	-	-
200	OmegaFi	5,696 SF	36.59%	\$18.55	\$105,661	1/1/2026	12/31/2028
300	Rolling Hills	6,309 SF	40.53%	\$17.25	\$108,840	12/1/2024	11/30/2029
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
TOTALS		12,006 SF	77.13%	\$9,290.20	\$223,755		
AVERAGES		4,002 SF	25.71%	\$3,096.73	\$74,585		

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INCOME SUMMARY

GROSS INCOME	\$227,628
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EXPENSES SUMMARY

Insurance 77.12% Share	\$8,255
CAM 77.12% Share	\$6,977
Property Taxes Unit 4	\$11,924
Property Taxes Unit 6	\$10,210

OPERATING EXPENSES	\$37,366
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NET OPERATING INCOME	\$190,262
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The gross income takes into consideration a portion of the insurance that is reimbursed.

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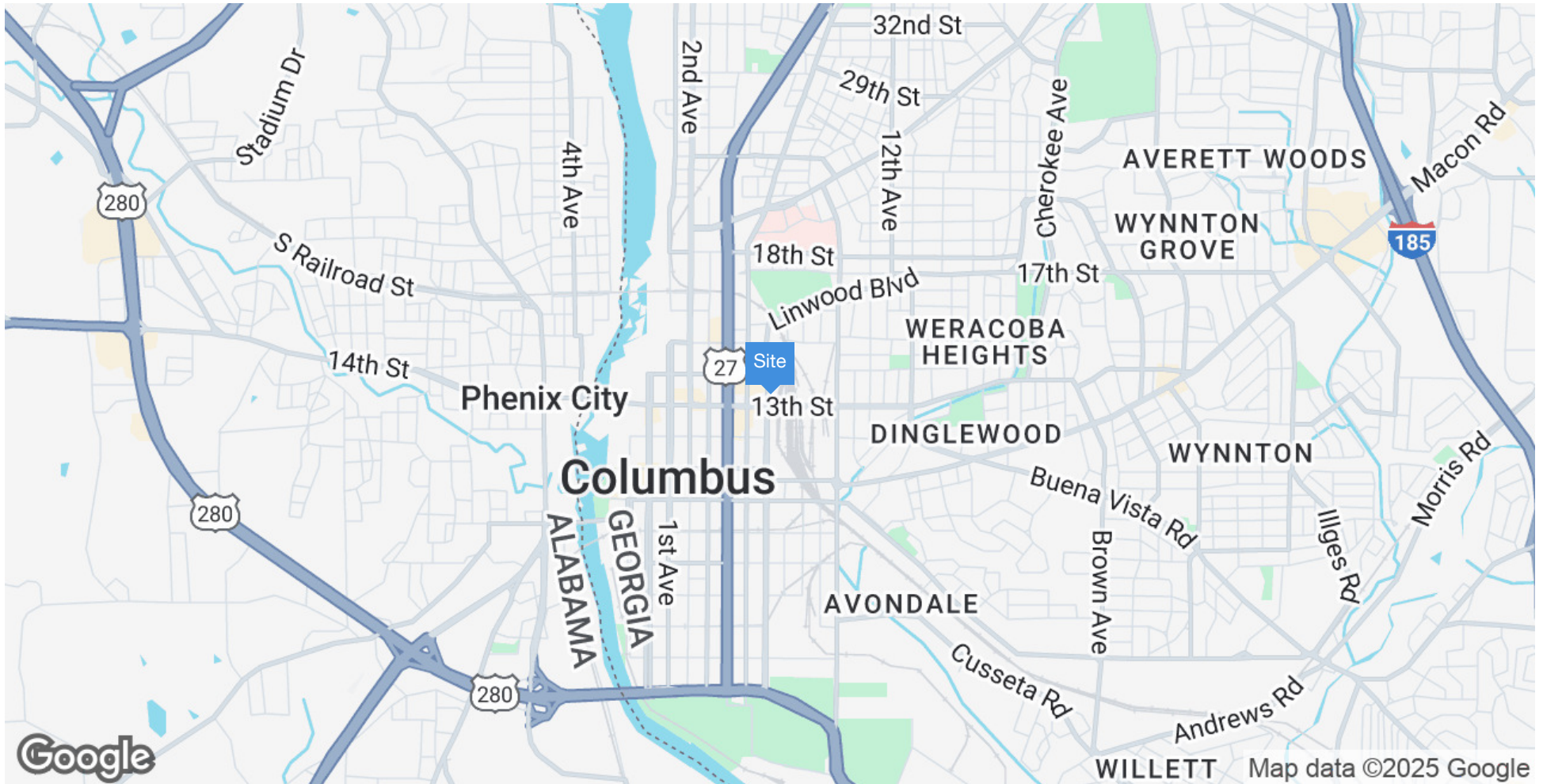
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