

PROPERTY OVERVIEW - COMMERCIAL ZONING B2

1001 MERCHANTS DRIVE



OFFERING SUMMARY

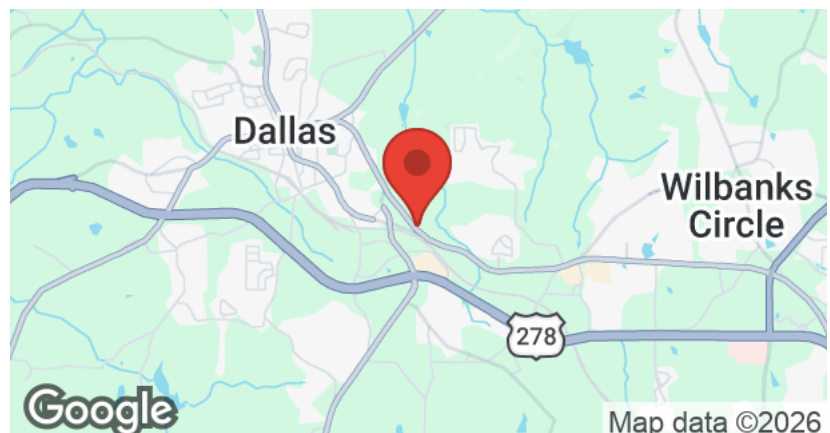
PRICE:	\$450000
BUILDING SF:	1929
PRICE / SF:	\$246 / per SF
LOT SIZE:	.5 acre
SIGNAGE:	yes
FRONTAGE:	213 ft (approx)
RENOVATED:	2010
YEAR BUILT:	1959
PARKING:	15
ZONING:	B2

Property Overview

Investment: Retail automotive shop with good visibility and road frontage. Conveniently located near Hwy 278 and Dallas Ga on Merchants Dr. Property has over 200 ft of road frontage, heated space of 1924 sf. Long term existing tenant open to a lease extension with new ownership. Estimated cap rate at approx. 8%.

Owner / user: wide range of commercial uses in Paulding B2 including automotive, convenience store with gas pumps and more.

Price is based on conventional or cash deal. Negotiable.

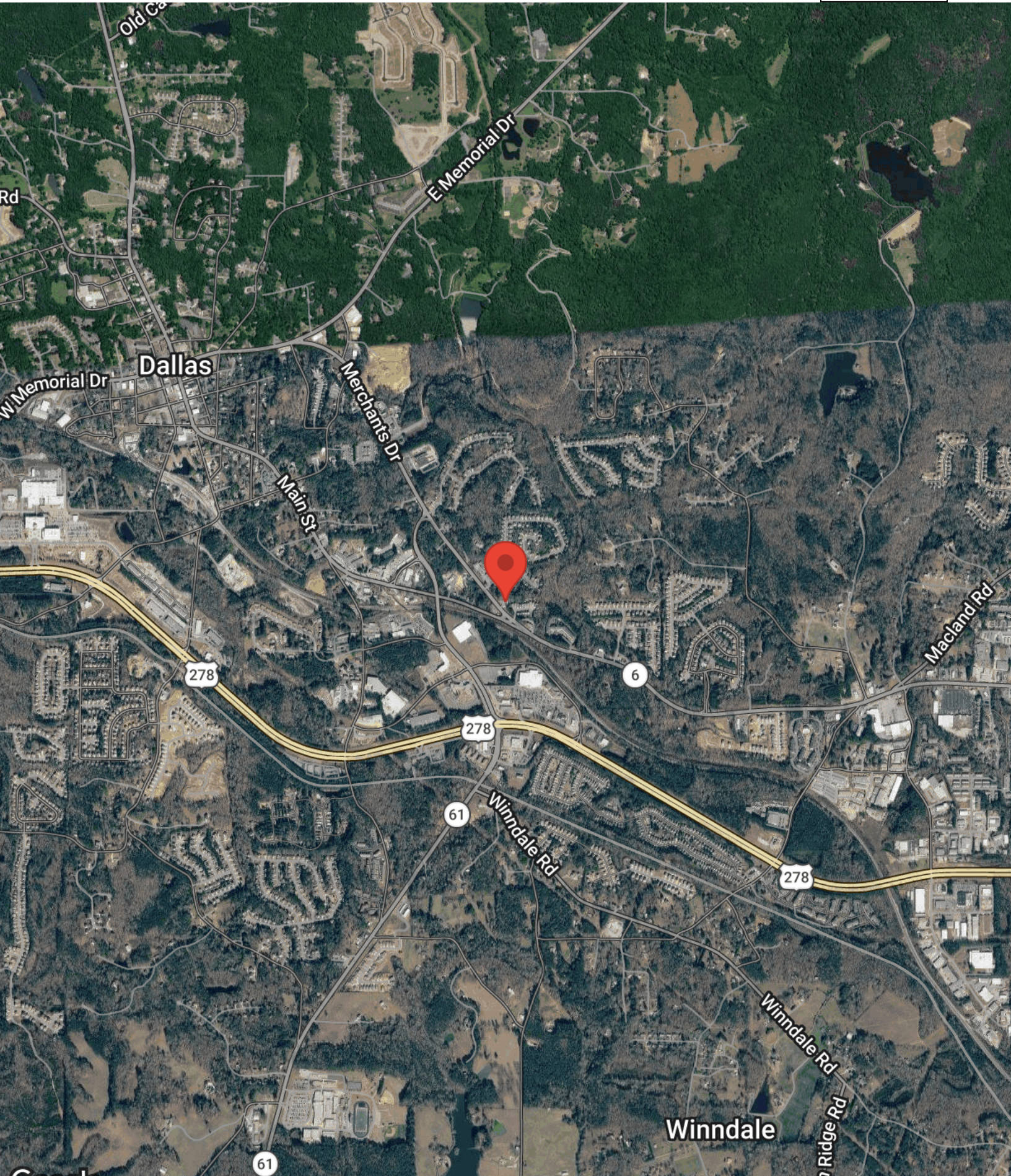


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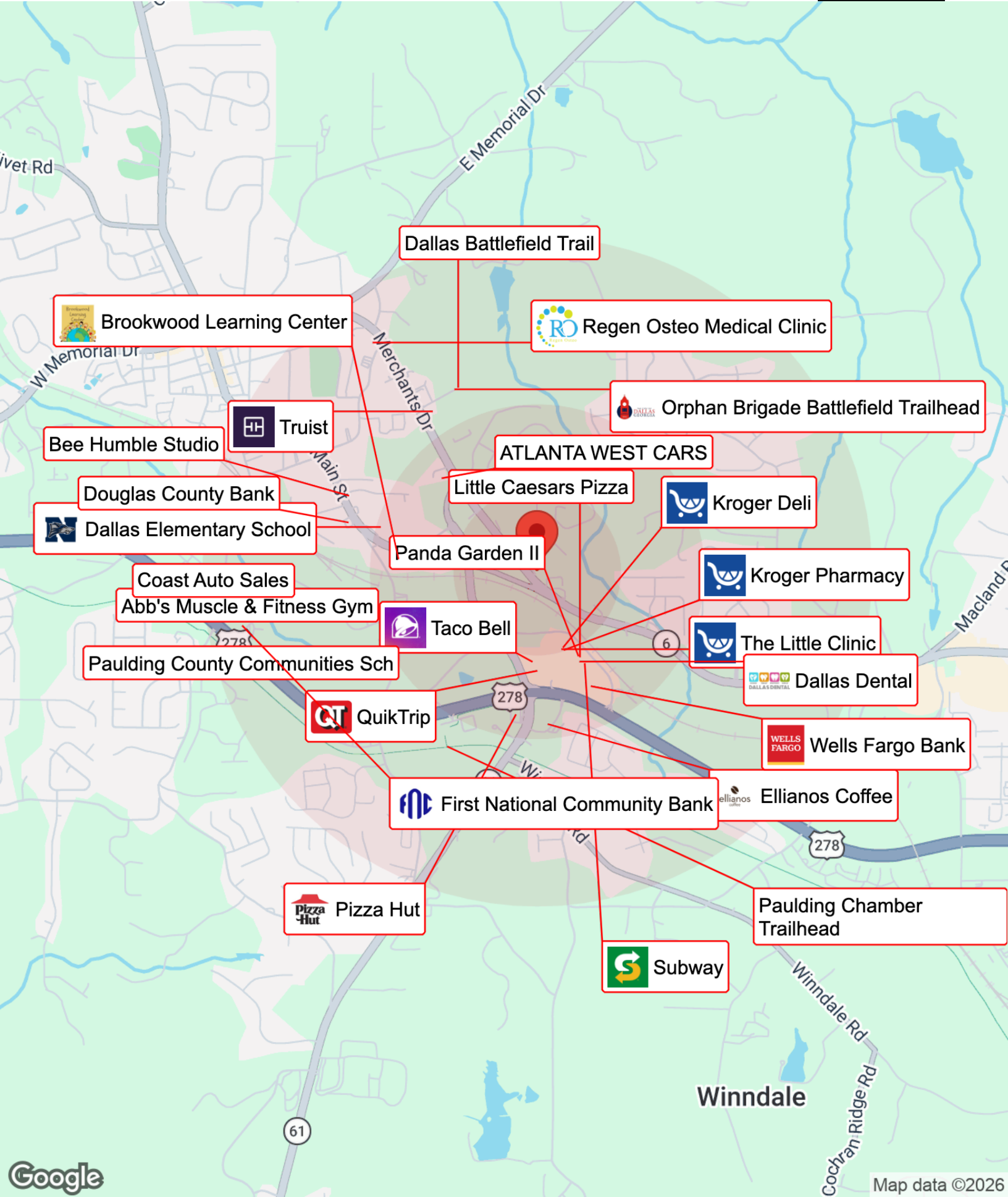
AERIAL MAP

1001 MERCHANTS DRIVE



BUSINESS MAP

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COMMERCIAL REPRESENTATIVE

1001 MERCHANTS DRIVE



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Disclaimer

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