



METRO BROKERS



East Point | 7,406 ± SF | 0.45 ± AC | Retail-Warehouse

PREPARED BY:

Coldwell Banker Commercial
METRO BROKERS

Ben Choi
678-320-4800 OFFICE
770-241-5658 MOBILE
ben.choi@cbcmetrobrokers.com

5775 Glenridge Drive Bldg. D
Suite #100
Atlanta, GA 30328

FOR SALE

**2834 Church St,
East Point, GA 30344**

CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



METRO BROKERS

East Point | Approx. 7,406 ± SF | Retail-Warehouse

TABLE OF CONTENTS

Confidentiality Statement	2
Table of Contents	3
Executive Summary	4
Property Photos	5 - 8
Maps & Aerials	9 - 11
Survey	12
Contact Information	13

East Point | Approx. 7,406 ± SF | Retail-Warehouse

EXECUTIVE SUMMARY

THE PROPERTY

2834 Church St,
East Point, GA 30344

PROPERTY SPECIFICATIONS

Property Type:	Retail-Warehouse
Building Size:	7,406 ± SF
Land:	0.45 ± Acres
Number of Stories:	1
Year Built:	1950

PRICE

Sale Price	\$1,250,000 USD
-------------------	-----------------

INVESTMENT HIGHLIGHTS

- Approximately 7,406 ± SF of brick retail-warehouse building directly fronting Church Street
- The property is currently utilized for an antique business
- Opportunity for various types of businesses
- Park at front
- Outstanding visibility from Church Street
- Walking distance from the East Point City Hall and Police Department (approximately 0.2 ± miles)
- Public library nearby
- Located on a two-lane thoroughfare in the quaint part of the City of East Point with restaurants, banks, and various local and national businesses
- Easily accessible location in the central part of East Point



PROPERTY TAXES

- Annual Property Tax (Year 2022):
 - Fulton County: \$4,903.13
 - City of East Point: \$2,962.63

LOCATION HIGHLIGHTS

- Located centrally in the City Limit of East Point
- 0.2 miles ± from East Point Police Station & City Hall
- 0.2 ± miles from East Point Marta station
- 2.2 ± miles from I-85 (Exit 76 | Cleveland Ave, East Point)
- 2.1 ± miles from Tyler Perry Studios
- A short drive to Hartsfield-Jackson Atlanta International Airport
- Easy access to key throughfares including interstate I-85, I-75, I-20, and I-285.

East Point | Approx. 7,406 ± SF | Retail-Warehouse

PROPERTY PHOTOS



East Point | Approx. 7,406 ± SF | Retail-Warehouse

PROPERTY PHOTOS



East Point | Approx. 7,406 ± SF | Retail-Warehouse

PROPERTY PHOTOS



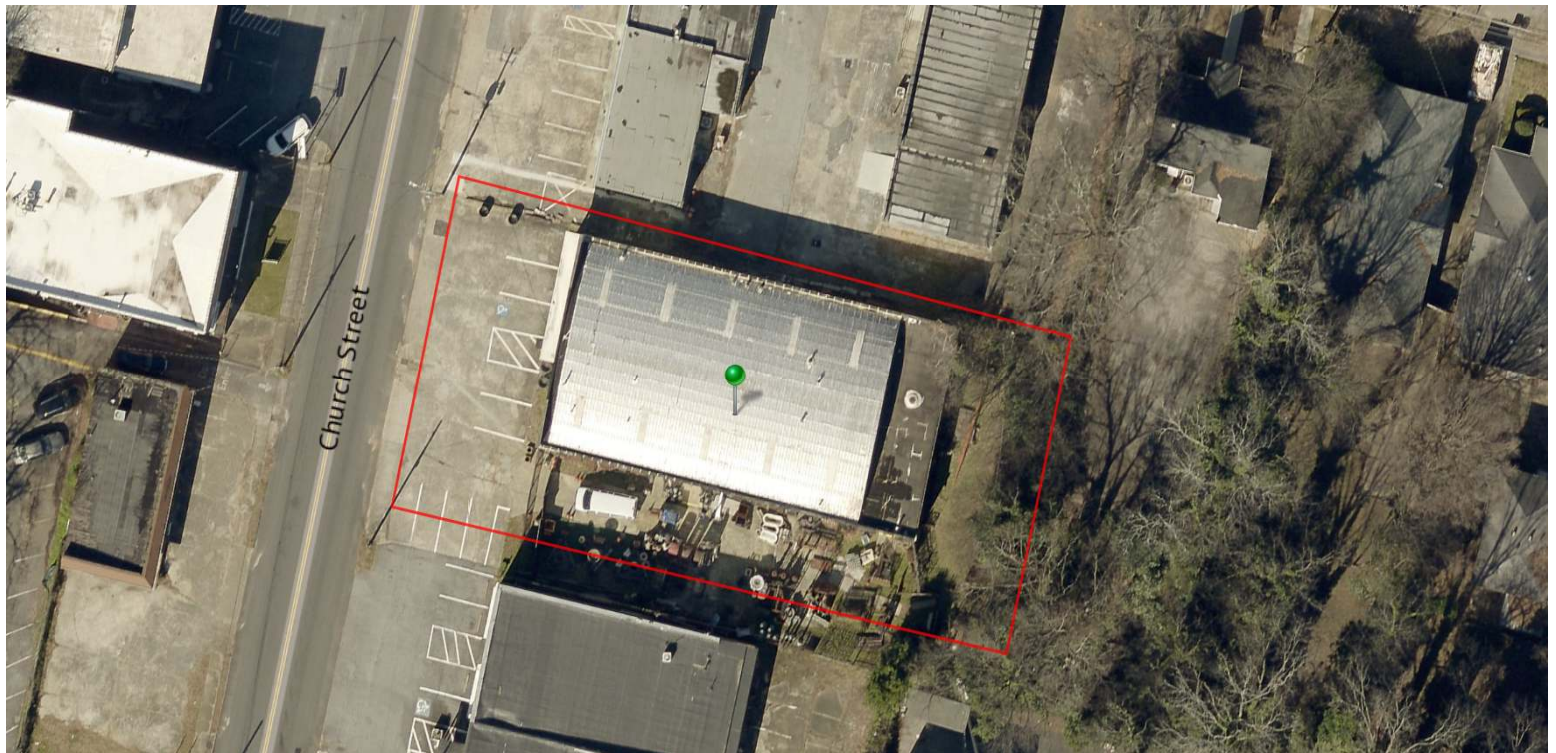
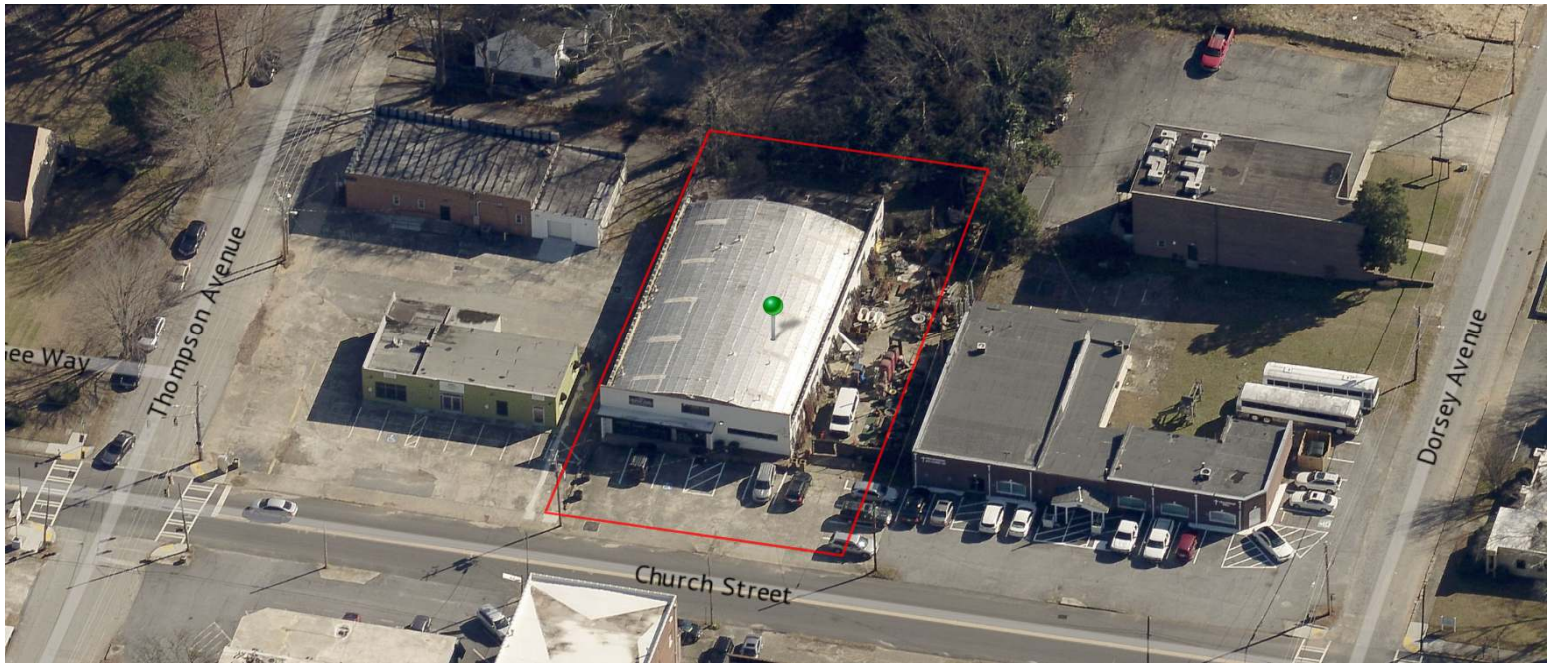
East Point | Approx. 7,406 ± SF | Retail-Warehouse

PROPERTY PHOTOS



East Point | Approx. 7,406 ± SF | Retail-Warehouse

AERIALS & TAX MAPS



The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.

East Point | Approx. 7,406 ± SF | Retail-Warehouse

MAPS & AERIALS

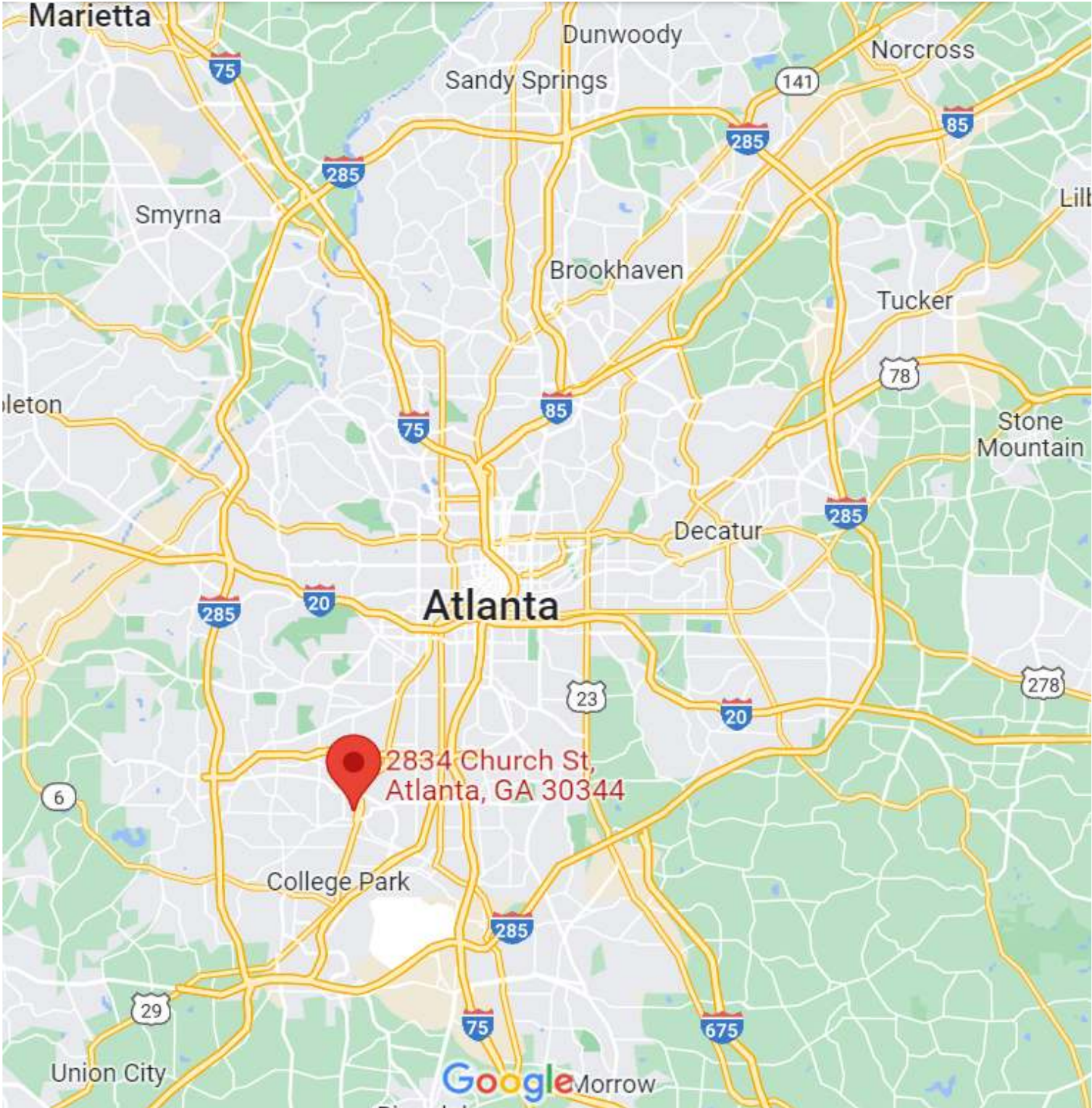


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. It is your responsibility to independently confirm its accuracy and completeness of all information.

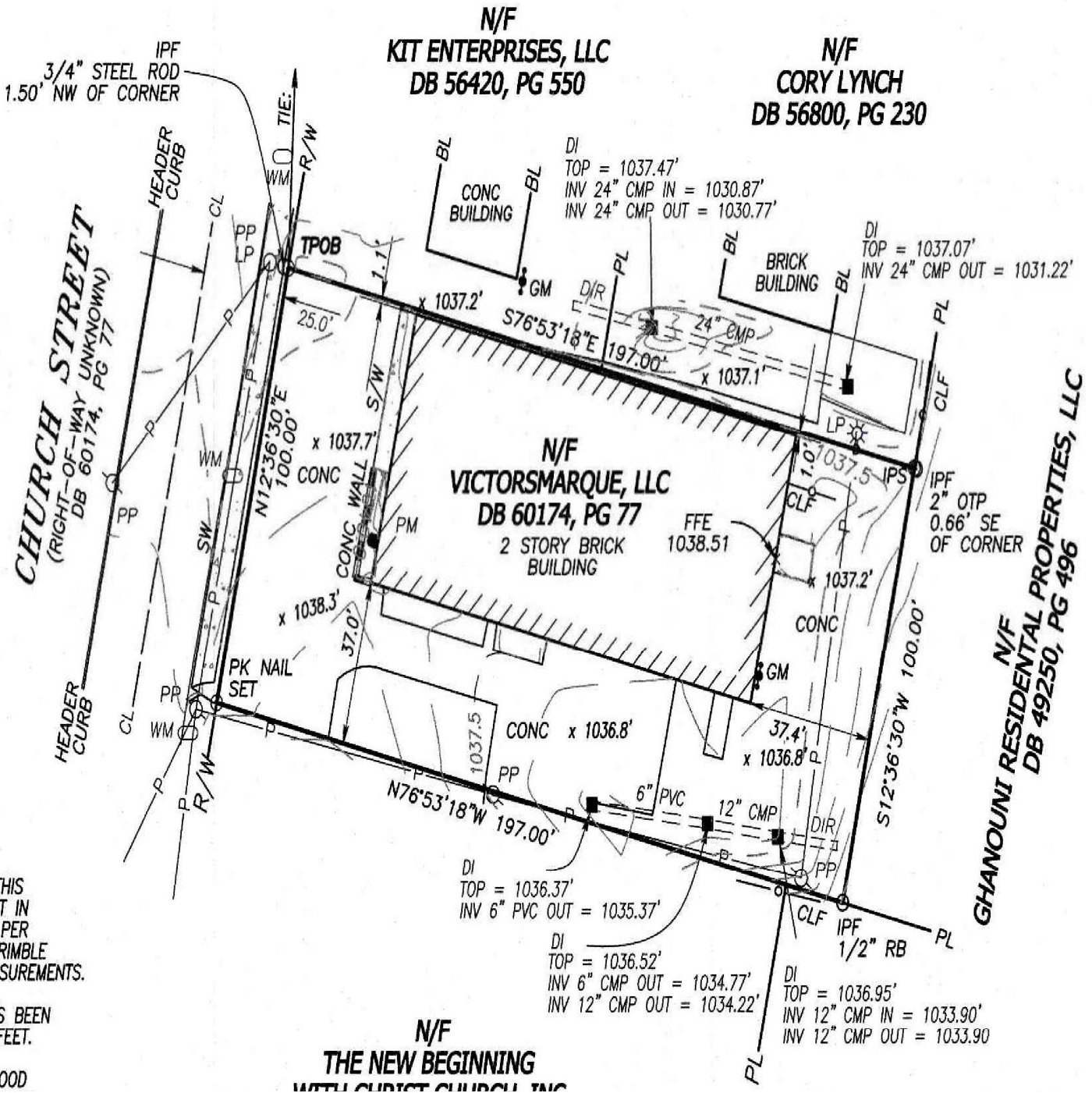


East Point | Approx. 7,406 ± SF | Retail-Warehouse

MAPS & AERIALS



SURVEY



CH THIS
FOOT IN
NDS PER
4N TRIMBLE
MEASUREMENTS.

) HAS BEEN
199 FEET.

A FLOOD

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. It is your responsibility to independently confirm its accuracy and completeness of all information.

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.



METRO BROKERS

East Point | Approx. 7,406 ± SF | Retail-Warehouse

CONTACT INFORMATION

For more information, please contact:

Ben Choi
COLDWELL BANKER COMMERCIAL
Metro Brokers

5775 Glenridge Drive Bldg. D
Suite 100
Atlanta, GA 30328

Phone: (678) 320-4800
Mobile: (770) 241-5658
ben.choi@cbcmetrobrokers.com