

FOR SALE: **4121 & 4122 Oakwood Village** **Oakwood, GA 30566**



- **Commercial investment portfolio consisting of two income-producing properties**
- **Asking price: \$2,500,000**
- **Long-term tenant in place with leases extending through 12/31/2034**
- **CAP Rate of 6.65%**
- **2026 Pro forma cap rate: 9.76%**
- **Strong, established tenant with lease stability**
- **Well-maintained and remodeled properties**
- **Both properties zoned R-2**
- **Building sizes: Each building is 4,364 +/- SF.**
- **Parcel sizes: 0.67 acres and 0.58 acres**
- **Stable rental income**
- **Excellent opportunity for an investor seeking steady income and long-term tenancy**

THE MARY MOELLER & BRYANT GREEN TEAM **BERKSHIRE HATHAWAY**

Mary.Moeller@bhhsgeorgia.com and BryantGreenTeam@yahoo.com

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. 

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL
770-536-3007



Bryant Green
770-597-5711
BryantGreenTeam@
yahoo.com



Mary Moeller
970-518-3128
Mary.Moeller@
bhhsgeorgia.com

COMMERCIAL & INVESTMENT
SERVICES DIVISION



FOR SALE: 4121 & 4122 Oakwood Village Oakwood, GA 30566



**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL
770-536-3007



Bryant Green
770-597-5711
BryantGreenTeam@
yahoo.com



Mary Moeller
970-518-3128
Mary.Moeller@
bhhsgeorgia.com

COMMERCIAL & INVESTMENT
SERVICES DIVISION



FOR SALE: 4121 & 4122 Oakwood Village Oakwood, GA 30566



**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL
770-536-3007



Bryant Green
770-597-5711
BryantGreenTeam@
yahoo.com



Mary Moeller
970-518-3128
Mary.Moeller@
bhhsgeorgia.com

COMMERCIAL & INVESTMENT
SERVICES DIVISION



FOR SALE: 4121 & 4122 Oakwood Village Oakwood, GA 30566



**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL
770-536-3007



Bryant Green
770-597-5711
BryantGreenTeam@
yahoo.com

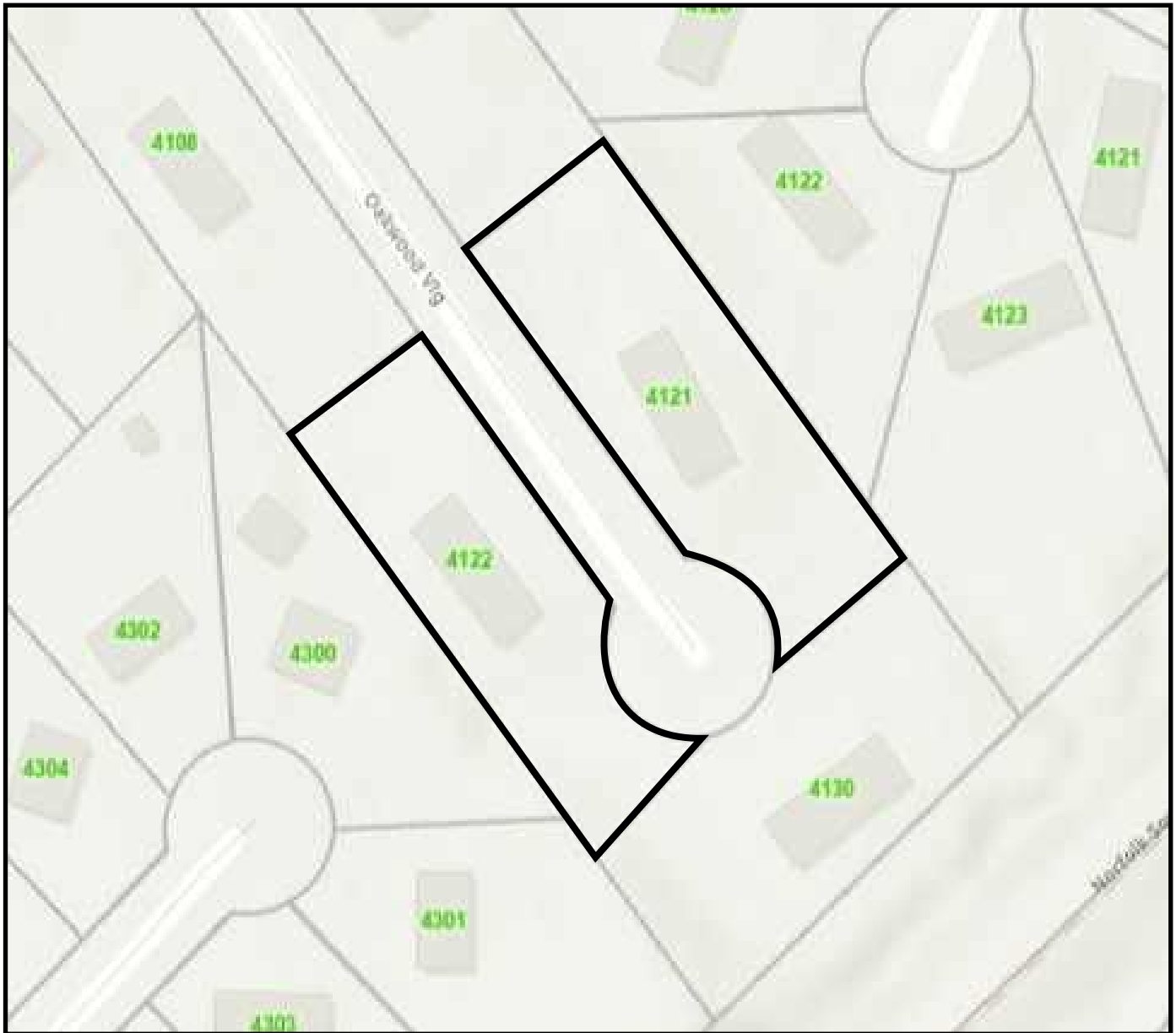


Mary Moeller
970-518-3128
Mary.Moeller@
bhhsgeorgia.com

COMMERCIAL & INVESTMENT
SERVICES DIVISION



FOR SALE: 4121 & 4122 Oakwood Village Oakwood, GA 30566



**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL
770-536-3007



Bryant Green
770-597-5711
BryantGreenTeam@
yahoo.com

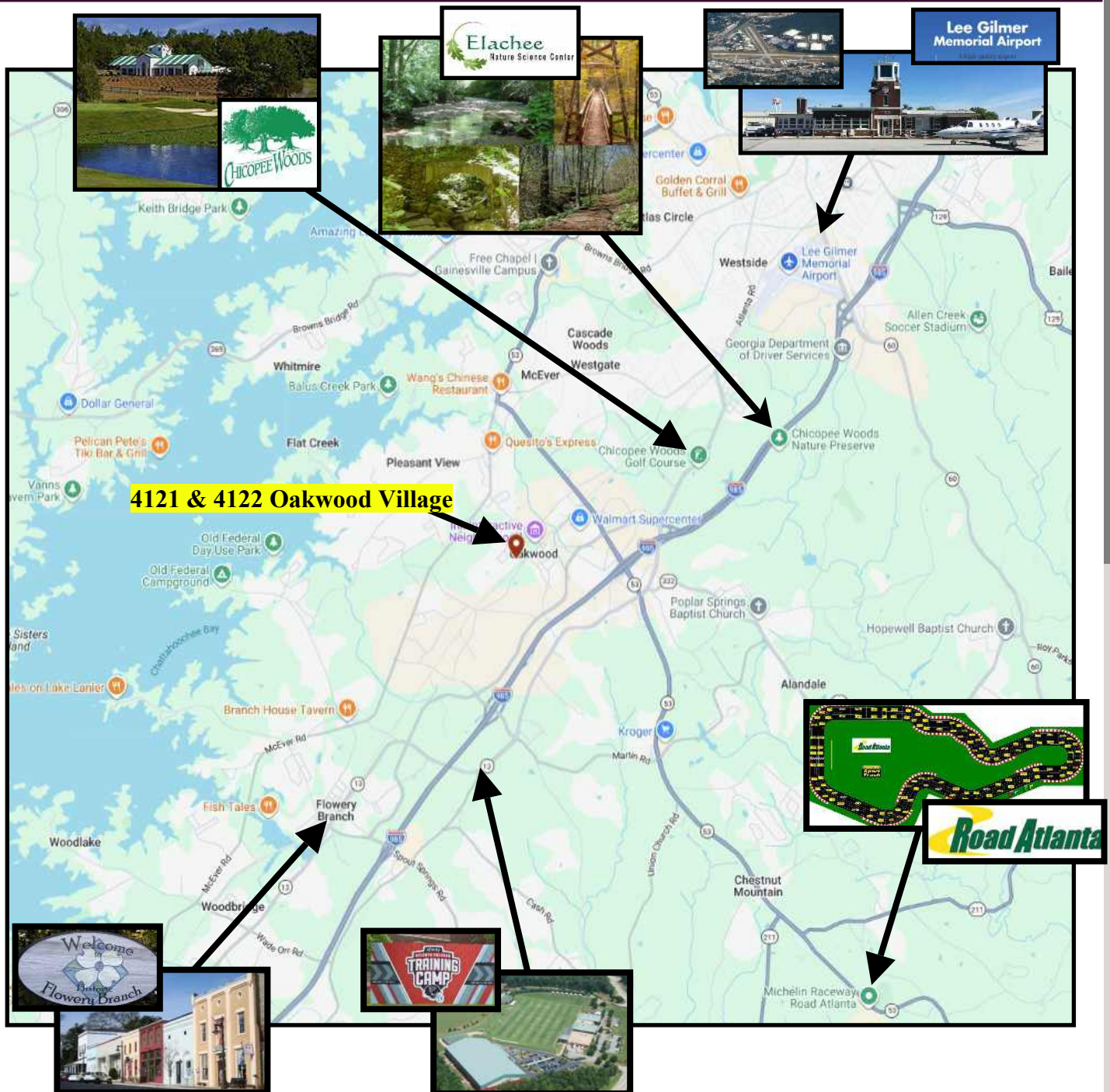


Mary Moeller
970-518-3128
Mary.Moeller@
bhhsgeorgia.com

COMMERCIAL & INVESTMENT
SERVICES DIVISION



FOR SALE: 4121 & 4122 Oakwood Village Oakwood, GA 30056



**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL
770-536-3007



Bryant Green
770-597-5711
BryantGreenTeam@
yahoo.com

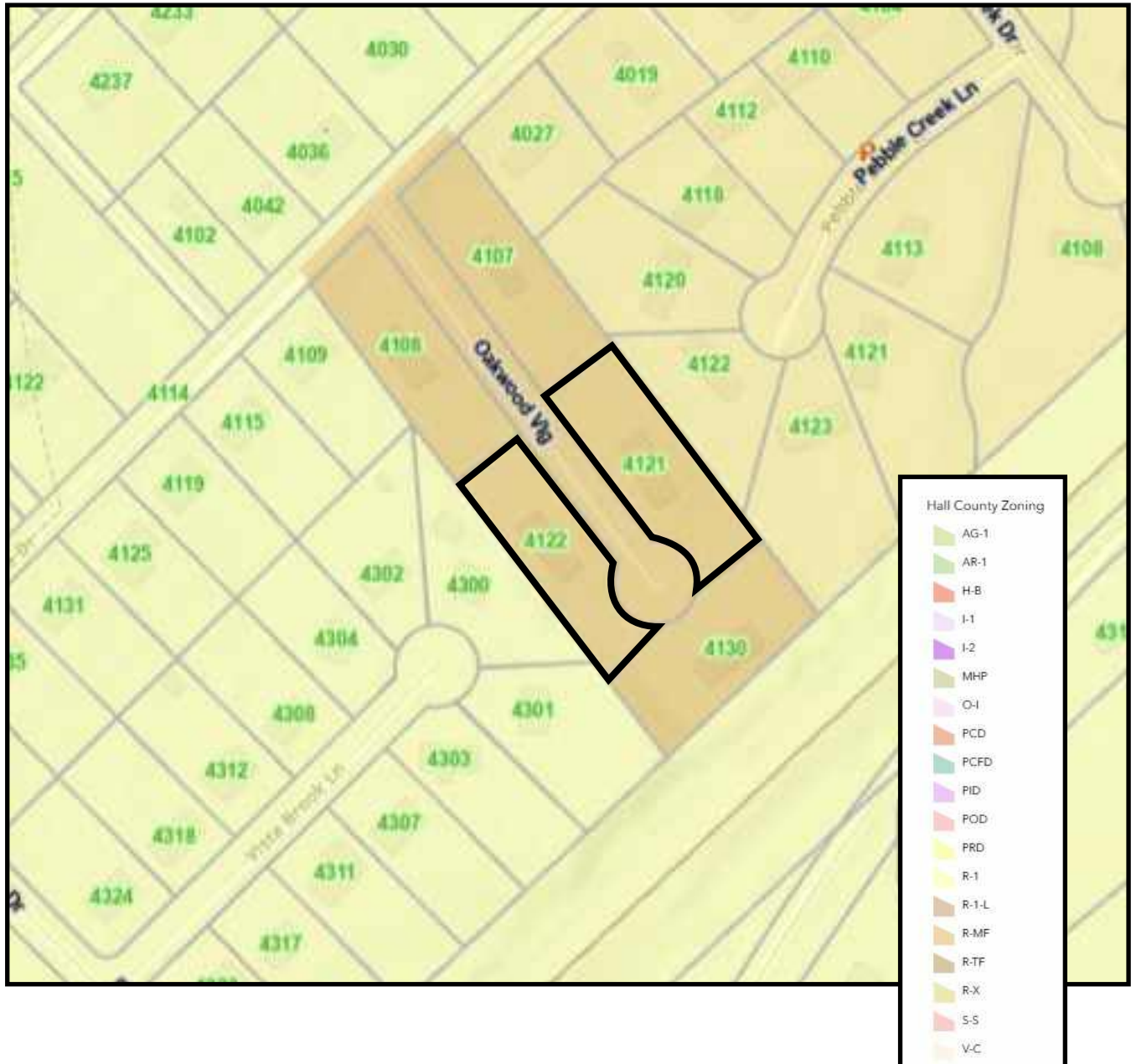


Mary Moeller
970-518-3128
Mary.Moeller@
bhhsgeorgia.com

COMMERCIAL & INVESTMENT
SERVICES DIVISION



FOR SALE: 4121 & 4122 Oakwood Village Oakwood, GA 30056



**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL
770-536-3007



Bryant Green
770-597-5711
BryantGreenTeam@
yahoo.com



Mary Moeller
970-518-3128
Mary.Moeller@
bhhsgeorgia.com

COMMERCIAL & INVESTMENT
SERVICES DIVISION

