

FOR SALE

MULTI-FAMILY INVESTMENT OPPORTUNITY IN COLUMBUS, GA

1202 Martin Luther King Junior Boulevard Columbus, GA 31906



SALE PRICE \$1,008,000

OF UNITS 24

OF BUILDINGS 3

Carson Cummings

(706)289-2468

carson@cummingscre.com

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FOR SALE MULTI-FAMILY INVESTMENT OPPORTUNITY

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PROPERTY DESCRIPTION

This well-maintained multi-family property is located less than 2 miles from Uptown Columbus, GA, and consists of three single-story brick buildings. The complex consists of a total of 24 units, including 22 two-bedroom, one-bath units and 2 three-bedroom, one-bath units.

Four units (Units 21-24) have recently been fully renovated following a fire, and now feature updated interiors, including new flooring, appliances (range and hot water heaters), and a modernized sprinkler system. These newly renovated units are available for rent at \$575 per month.

Currently, the property is approximately 75% occupied, with the newly renovated units expected to be leased in the near future. This is a great investment opportunity with significant potential for growth.

PROPERTY HIGHLIGHTS

- Located less than 2 miles from Uptown Columbus
- Ample parking for tenants
- Four completely renovated units
- Proximity to major highways and public transportation

OFFERING SUMMARY

Sale Price:	\$1,008,000
Number of Units:	24
Number of Buildings:	3
Building Size:	16,822 SF

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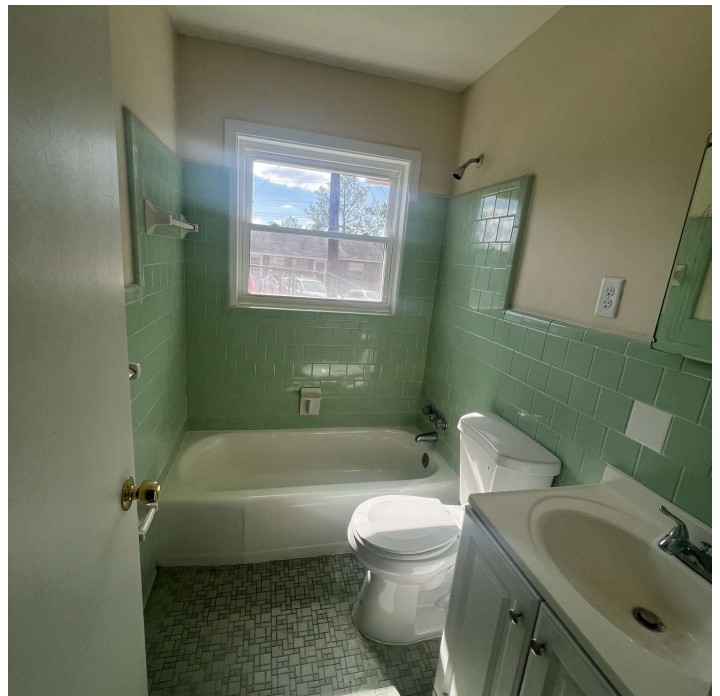


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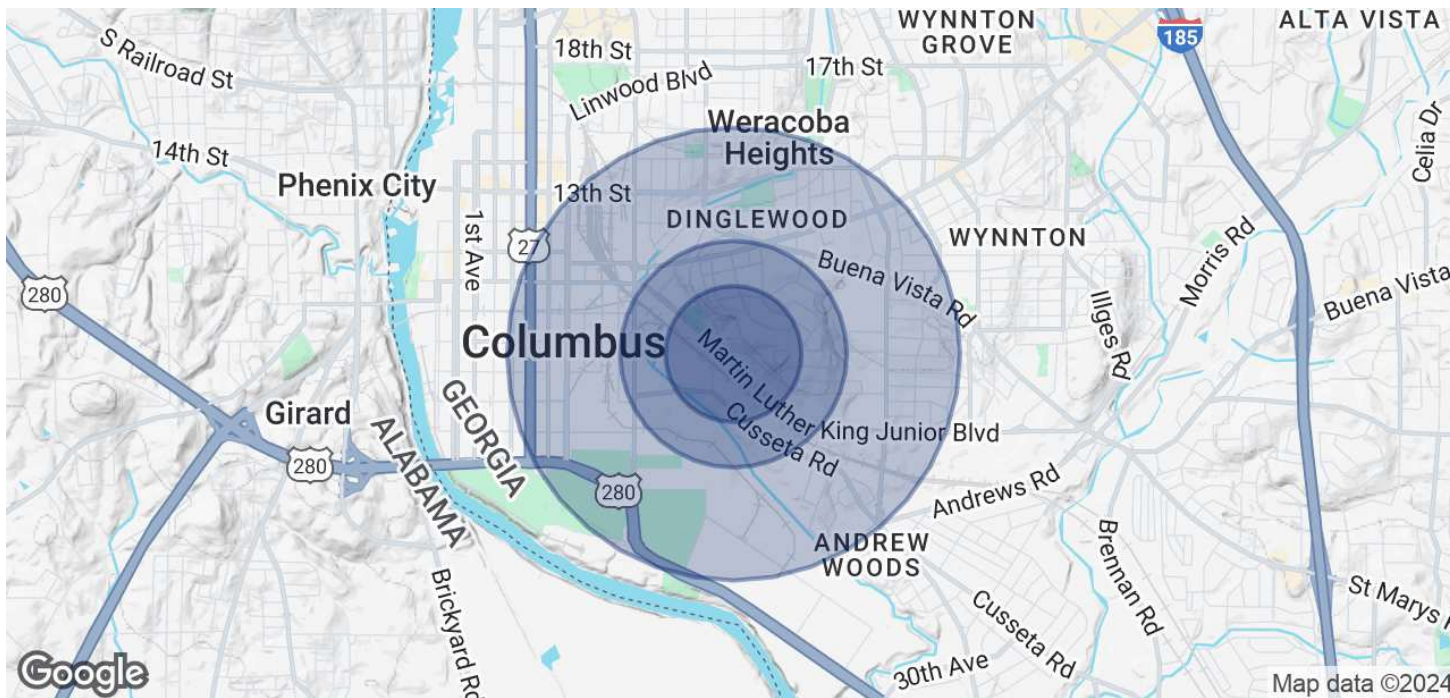
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	557	1,556	6,760
Average Age	37	37	38
Average Age (Male)	35	36	37
Average Age (Female)	38	38	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	257	711	3,117
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$45,837	\$48,506	\$45,565
Average House Value	\$187,083	\$207,144	\$245,154

Demographics data derived from AlphaMap

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