



# PICKENS COUNTY, GEORGIA

865 Lumber Company Road, Jasper, GA 30175



## PROPERTY HIGHLIGHTS

- Four (4) rental units
- 2,592 square foot shop building
- One (1) double wide residential unit
- Two (2) single wide residential units
- 100% occupied
- Current NOI approximately \$36,200 per year
- Value add opportunity
- Sold "As-is"

## LOCATION DESCRIPTION

Discover the charm of Jasper, GA, an idyllic town offering the perfect blend of natural beauty and local attractions. Nestled in the heart of the North Georgia mountains, the area surrounding the property is renowned for its picturesque landscapes and outdoor recreational opportunities. Nearby points of interest, such as Amicalola Falls State Park, Gibbs Gardens, and the Appalachian Trail, provide endless possibilities for adventure and relaxation. With a thriving arts and culture scene, charming downtown area, and acclaimed local dining options, Jasper provides a welcoming and vibrant community for potential investors seeking a distinctive opportunity in an attractive location.

## OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	2.98 Acres
NOI:	\$36,200.00
Cap Rate:	4.26%

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### J B BADER

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540 Lake Center Parkway, Ste 201  
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# INCOME INVESTMENT OPPORTUNITY FOR SALE



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2,592 sq. ft. shop



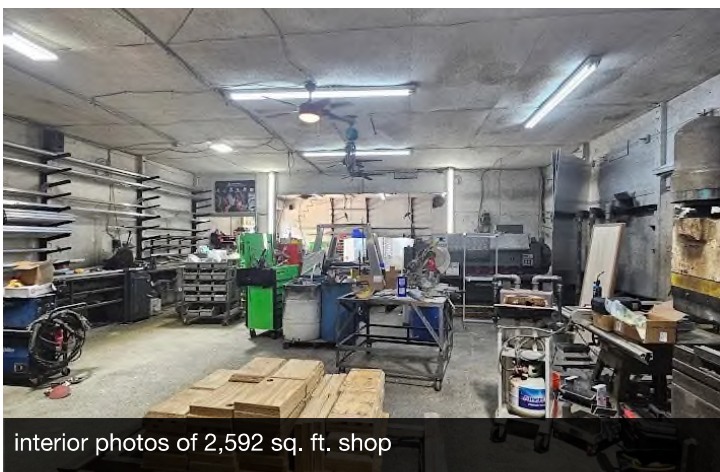
2,592 sq. ft. shop



interior photos of 2,592 sq. ft. shop



interior photos of 2,592 sq. ft. shop



interior photos of 2,592 sq. ft. shop



Side of 2,592 sq. ft. shop

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## INCOME INVESTMENT OPPORTUNITY FOR SALE



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Double wide residential unit



Double wide residential unit



Single wide residential unit#1 (front)



Single wide residential unit#1 (back)



Single wide residential unit#2

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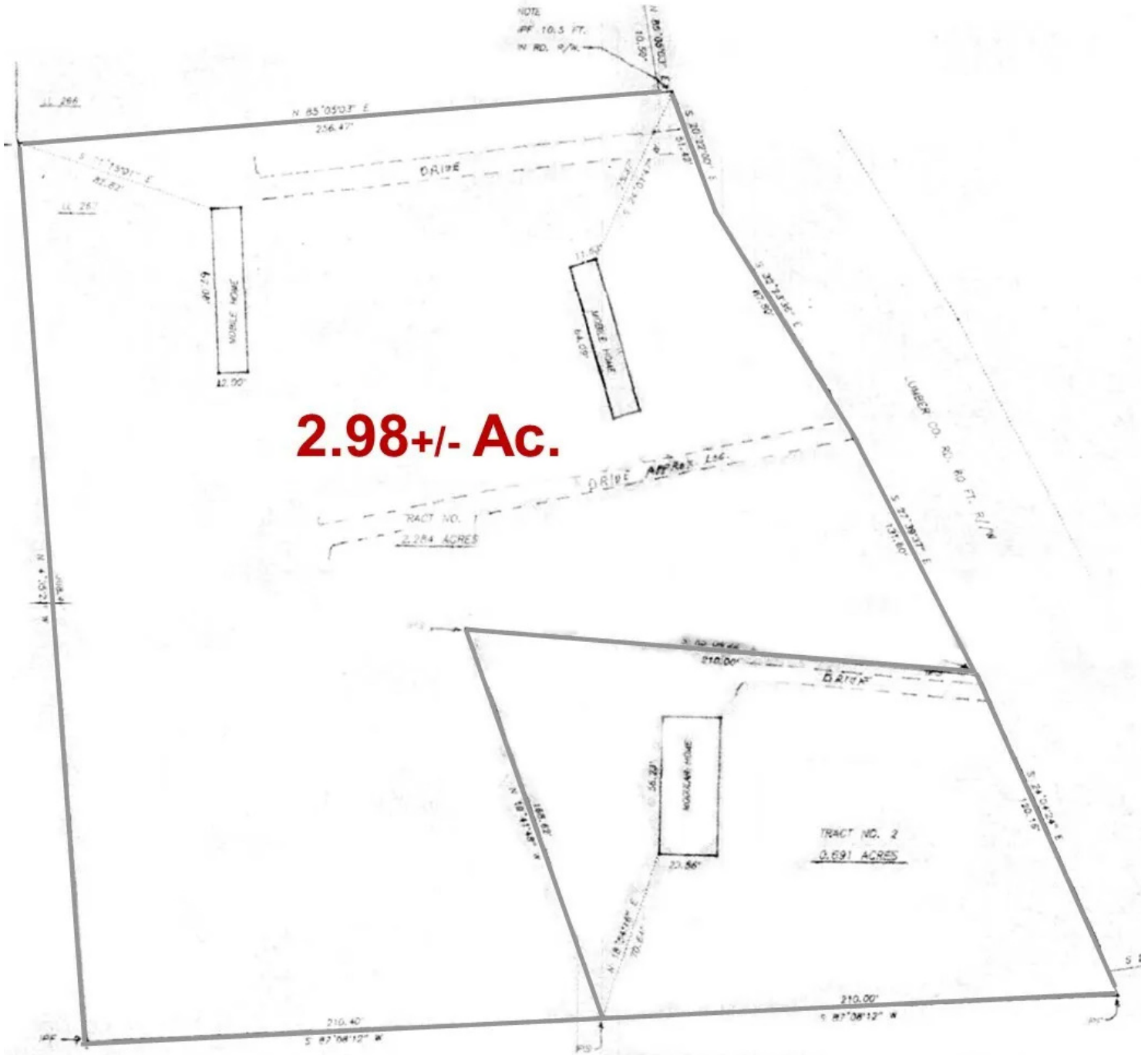
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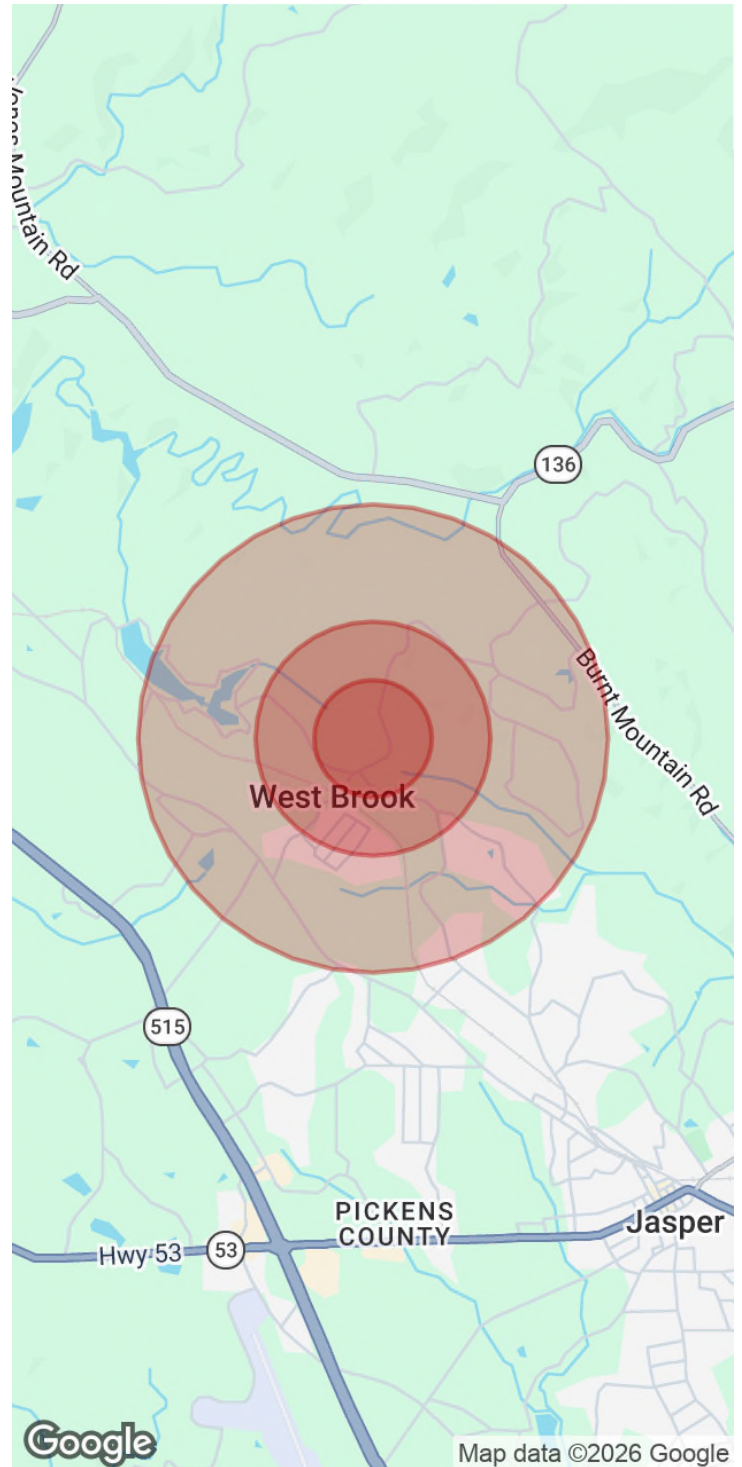
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	114	524	1,854
Average Age	32.1	36.0	38.6
Average Age (Male)	30.8	35.1	37.6
Average Age (Female)	33.0	35.6	37.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	38	168	581
# of Persons per HH	3.0	3.1	3.2
Average HH Income	\$76,231	\$79,926	\$84,310
Average House Value	\$366,547	\$383,105	\$387,150

ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	4.4%	3.6%	2.9%

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	105	483	1,715
% White	92.1%	92.2%	92.5%
Total Population - Black	0	0	3
% Black	0.0%	0.0%	0.2%
Total Population - Asian	1	3	10
% Asian	0.9%	0.6%	0.5%
Total Population - Hawaiian	0	3	14
% Hawaiian	0.0%	0.6%	0.8%
Total Population - American Indian	0	0	0
% American Indian	0.0%	0.0%	0.0%
Total Population - Other	0	5	25
% Other	0.0%	1.0%	1.3%

2023 American Community Survey (ACS)



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