



azar and company  
1695 virginia avenue  
college park, ga 30337

**FOR SALE**

**Prime South Atlanta Location**

**NEWLY RENOVATED**

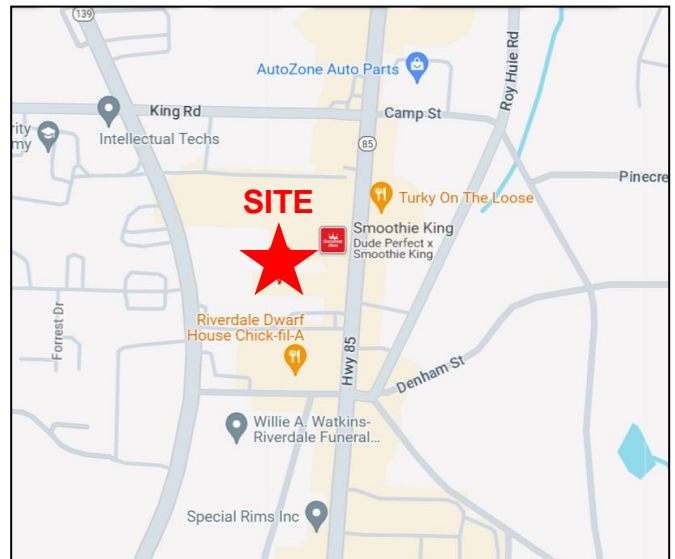


**6523 GA Highway 85, Riverdale, GA 30274**



**Multi-Tenant Office/Retail – On Heavily Travelled GA Highway 85**

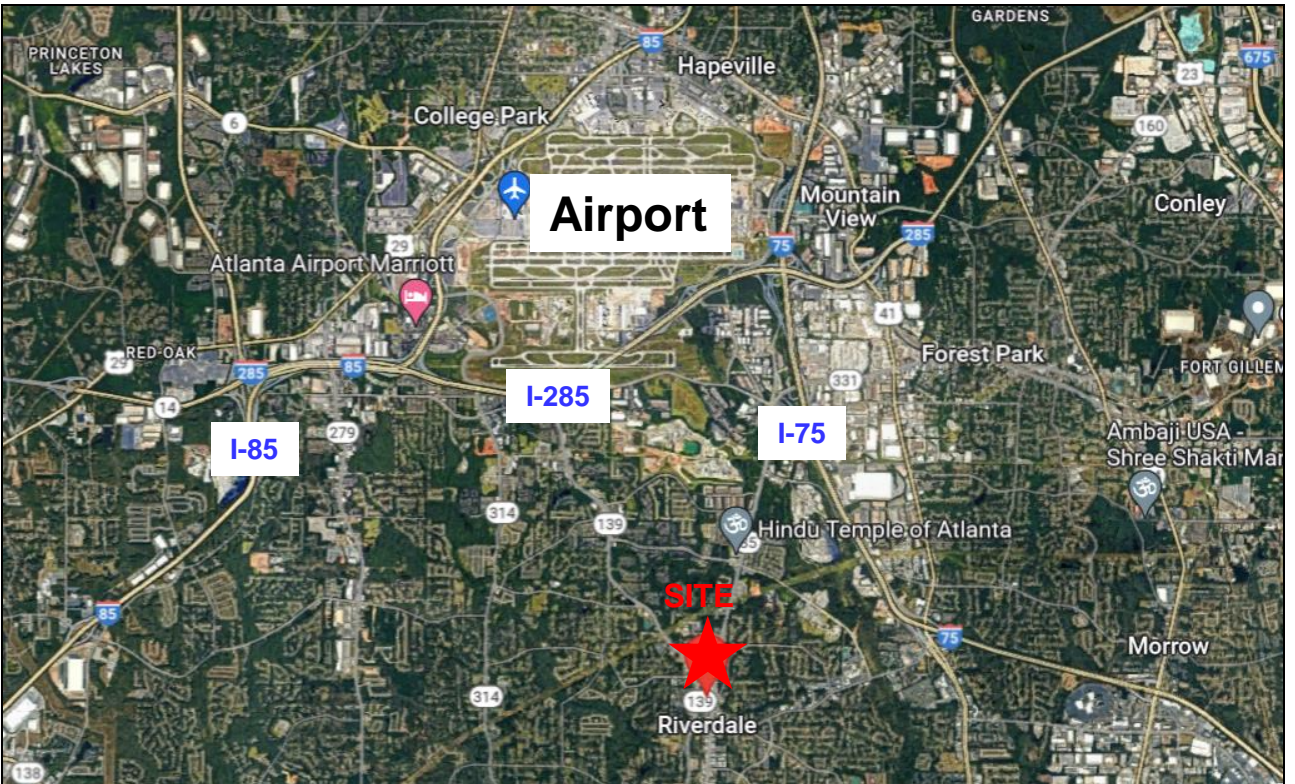
- 12,441 +- SF Building divided into 8 units in heavy retail area
- Master Lease for 1 year
- Retail and Office Space
- 48 +- Parking Spaces
- 0.84 +- Acre Site \* Source – Clayton County
- Traffic Count – 47,000+- VPD  
\*Source – Costar - collected at Hwy 85 and Camp Street
- Parcel ID: 13138D F003
- Renovated 2023/2024 including exterior paint, new façade, parking lot sealcoat and striping. Select units received new windows, HVAC and flooring
- Masonry Construction



**For Information Contact:**

**Azar and Company**  
**(404) 763-0002**

**Ken Fekete**





# Income and Expense

Potential Income							
Unit	Size(SF)	Rate (\$/SF/YR)	\$/year	\$/Month	CAM Monthly	CAM Annually	Status
101	1938	\$20.12	\$38,992.56	\$3,249.38	\$1,000.00	\$12,000.00	Leased
102-103	2018	\$11.89	\$23,994.02	\$1,999.50	\$500.00	\$6,000.00	Vacant
104	965	\$14.92	\$14,397.80	\$1,199.82	\$250.00	\$3,000.00	MTM
105	966	\$14.92	\$14,412.72	\$1,201.06	\$250.00	\$3,000.00	Vacant
106	1034	\$13.93	\$14,403.62	\$1,200.30	\$250.00	\$3,000.00	Vacant
107	964	\$14.92	\$14,382.88	\$1,198.57	\$250.00	\$3,000.00	Vacant
108	1011	\$14.24	\$14,396.64	\$1,199.72	\$250.00	\$3,000.00	Vacant
109	3545	\$9.48	\$33,606.60	\$2,800.55	\$500.00	\$6,000.00	In process
Total	12,441		\$168,586.84	\$14,048.90	\$3,250.00	\$39,000.00	
Average Rent		\$13.55					
Average CAM		\$3.13					
Average Lease Rate		\$16.68					

Leased Units: 2,903 +- SF

Vacant Units: 9,538 +- SF

Data supplied by Owner – 05/08/2024

\* Owner will offer a master lease on any vacant spaces for a period of 1 year from date of closing in the form of a credit at closing.

Expenses		
	Monthly	Annually
Water	\$200.00	\$2,400.00
Power	\$1,350.00	\$16,200.00
Landscaping	\$150.00	\$1,800.00
Waste	\$220.00	\$2,640.00
Insurance	\$300.00	\$3,600.00
Property Tax	\$1,100.00	\$13,200.00
Total	\$3,320.00	\$39,840.00
Management (5%)	\$702.44	\$8,429.34
Replacement Reserve (5%)	\$702.44	\$8,429.34

Data supplied by Owner – 05/08/2024







# Photos





# Photos





# Photos





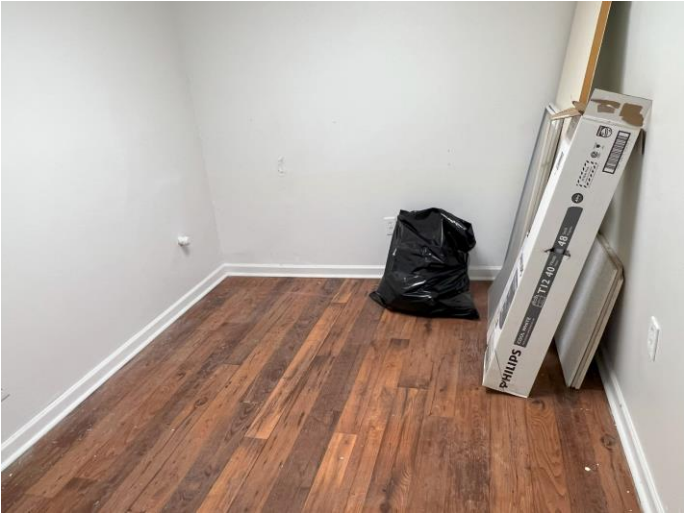


# Photos





# Photos





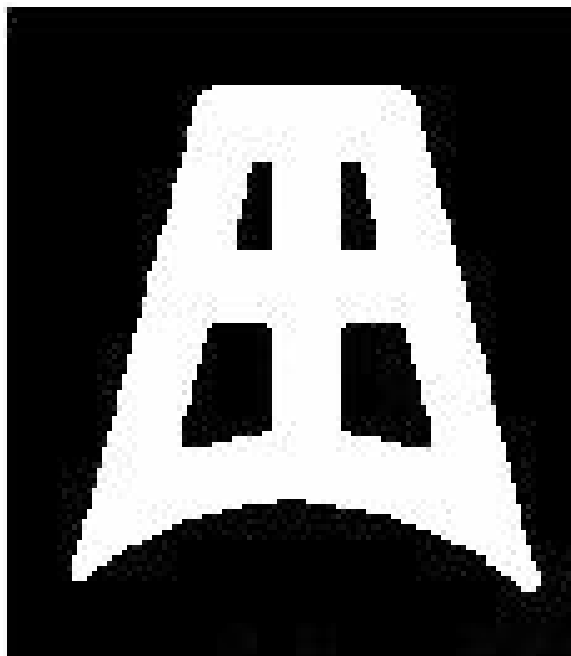
# Photos





# Photos





# For More Information

## **Azar and Company**

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