

FOR SALE

# HAPEVILLE MANOR ASSISTED LIVING

601 COLEMAN ST, HAPEVILLE, GA 30354

Northwest Corner of Dogwood Drive and Coleman Street  
Assisted Living Skilled Nursing Facility

2023 Improvements:

New Driveway

Updated HVAC

New Kitchen Appliances

Interior Painted

New Kitchen Pipes/Plumbing

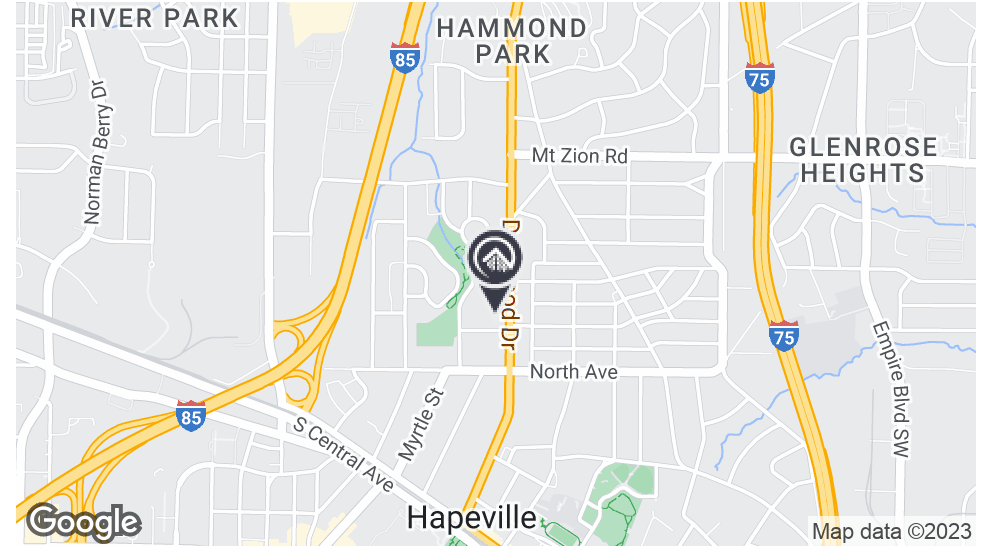
Exterior Pressure Wash/Gutters and Outside of Building

**JEFF SMITH**

770.767.0456

[jsmith@perimetercre.com](mailto:jsmith@perimetercre.com)

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	7,500 SF
Lot Size:	0.69 Acres
Number of Units:	30
Price / SF:	\$240.00
Cap Rate:	7.46%
NOI:	\$133,500
Year Built:	1989
Zoning:	Village

## PROPERTY OVERVIEW

Assisted Living Residence in Hapeville Ga with 26 beds, fully occupied.

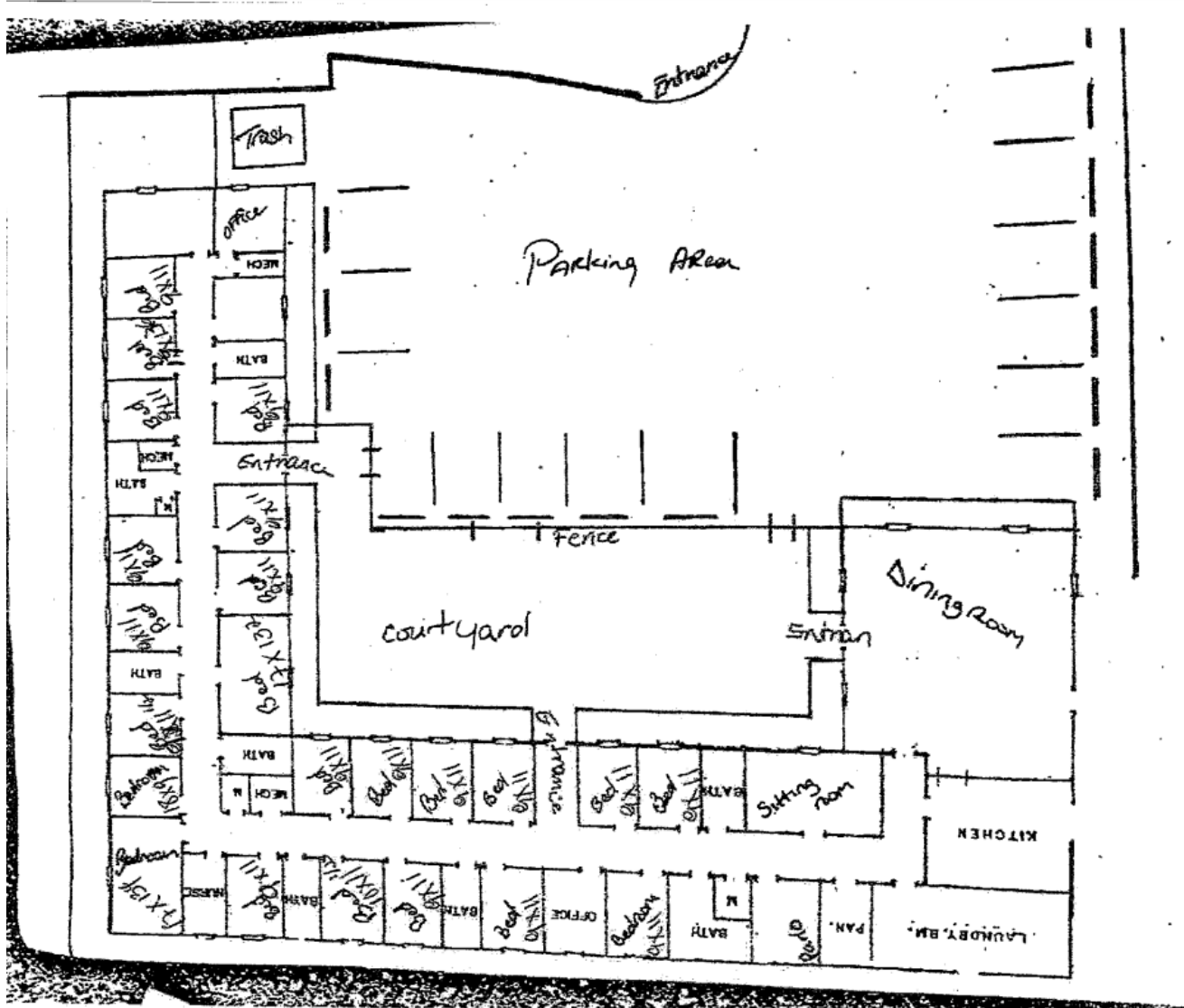
## PROPERTY HIGHLIGHTS

- Assisted Living Residence in Hapeville Ga For Sale
- BUILDING ONLY, NOT THE BUSINESS
- Convenient to Atlanta Airport & Marta Stations
- 98% Occupied, 30 units, 26 occupied
- 10 year Lease in Place
- 3% Escalations Years 2-10
- Tenant Pays All Utilities, CAM, Maintenance on Building, 1/2 Taxes, Share of Insurance

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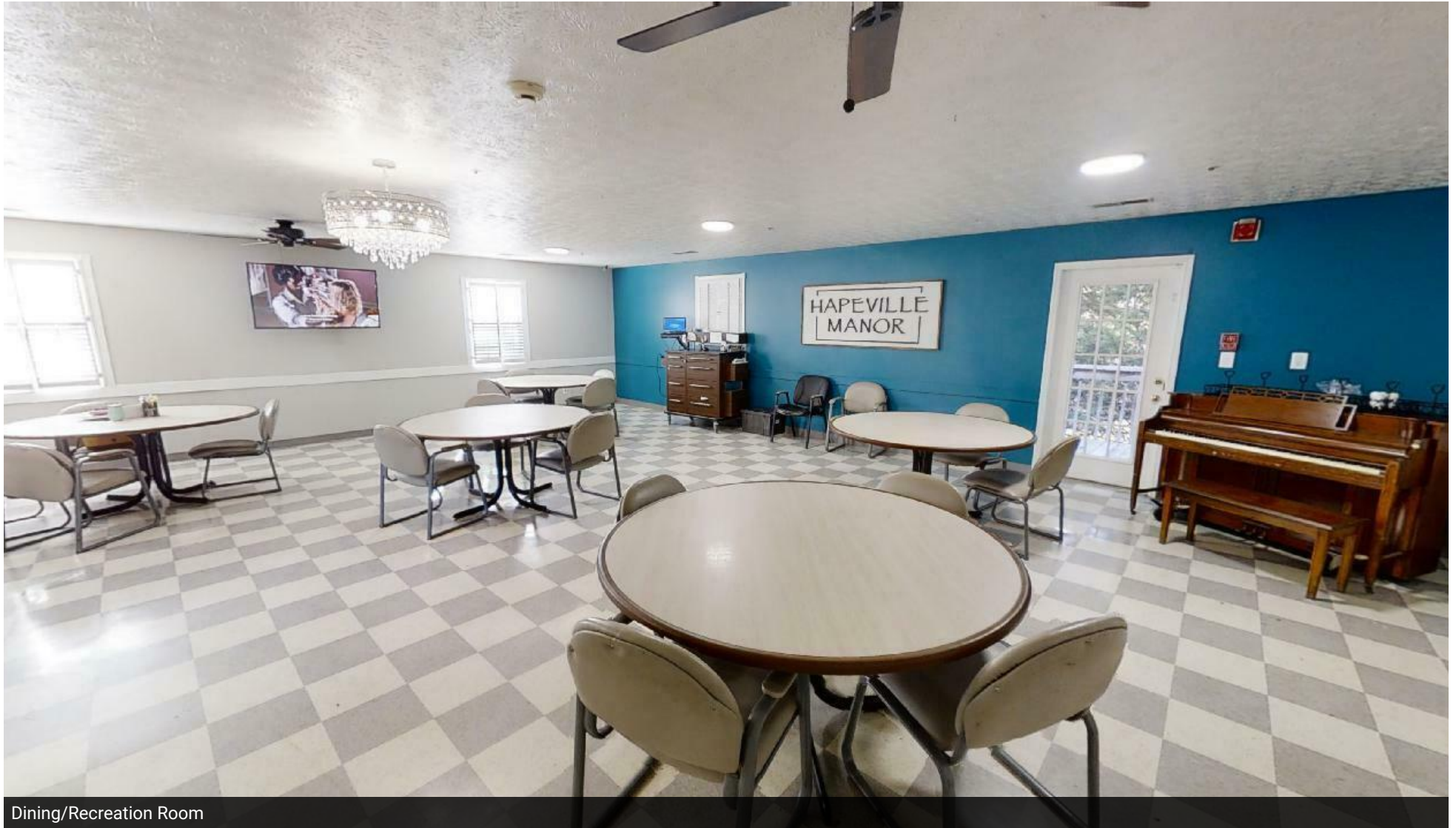
# FLOOR PLANS



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# ADDITIONAL PHOTOS



Dining/Recreation Room

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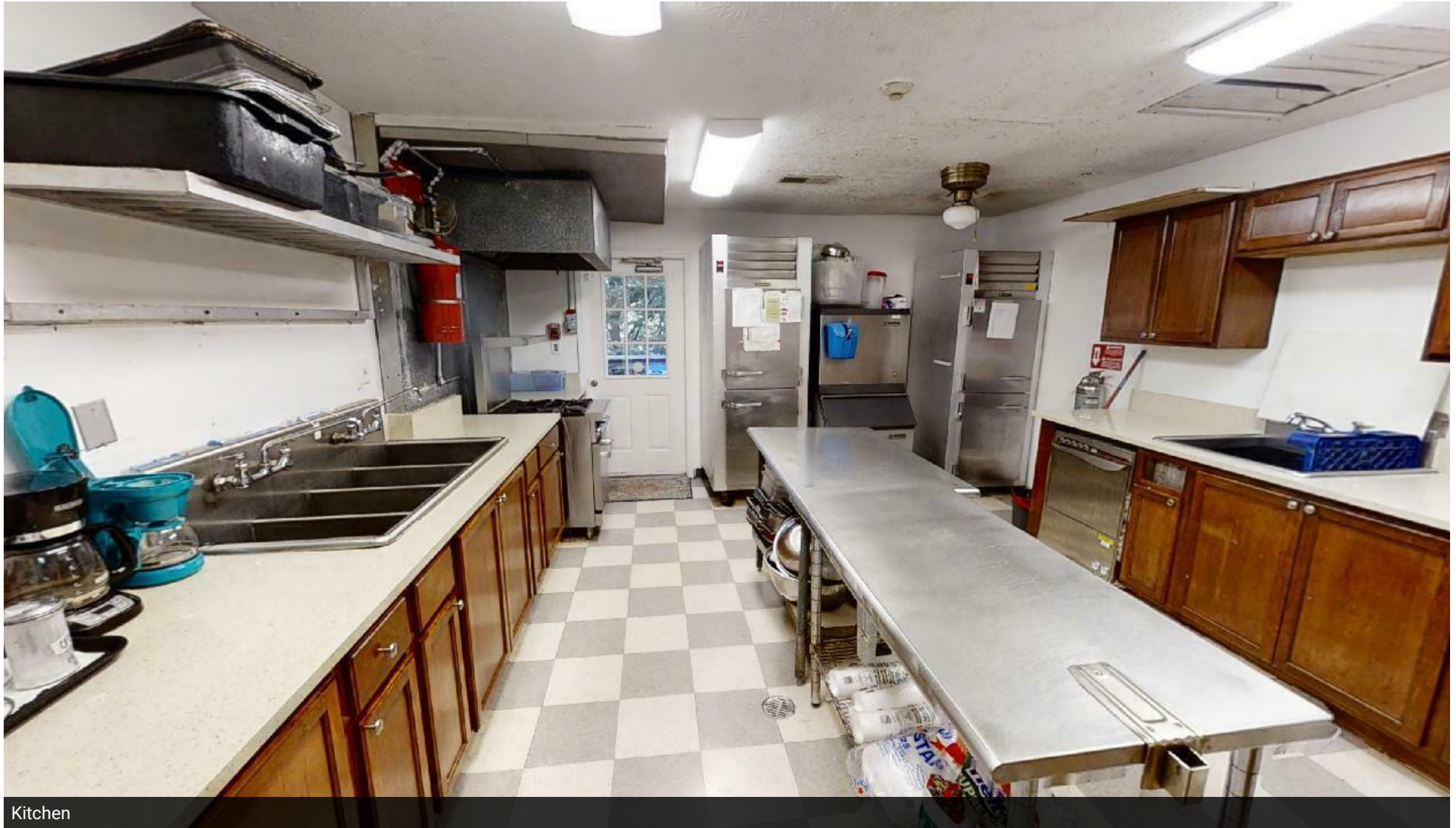


Kitchen

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patients room

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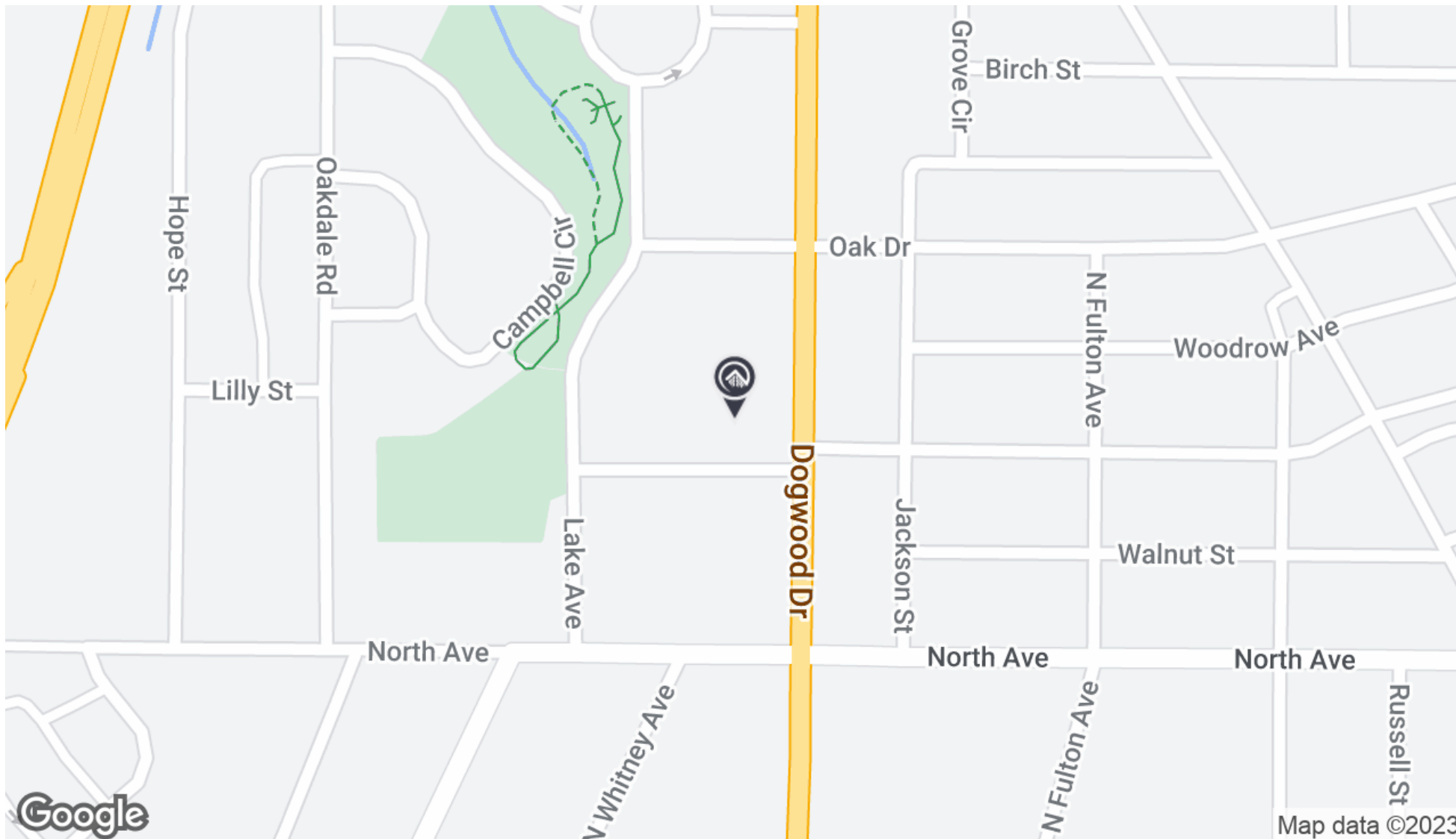


patients room

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# LOCATION MAP



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# AGENT



**JEFF SMITH**

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Direct: **770.767.0456** | Cell: **770.296.3157**

## PROFESSIONAL BACKGROUND

A CRE veteran, Jeff has been in the commercial real estate industry for the past 8 years. He is experienced in business negotiations with building owners, tenants and investors alike. He has represented numerous Tenants and Landlords in leasing and sales transactions. One recent transaction involved leasing up the property and then selling for a handsome profit. He continues to be active with ongoing assignments that produce outstanding results, including a \$3M all cash deal on a music studio in Atlantic Station to a major Hip-Hop star. In the last 18 months, Jeff has closed over \$12M in transactions. Jeff is always constantly looking for commercial assets to buy, sale or fill with tenants.

## EDUCATION

Ga Southern University

## MEMBERSHIPS

ABCR Member

Million Dollar Club 2018,2021,2022,2023

NAR Member

**Perimeter Commercial Real Estate**  
2400 Herodian Way Suite 205  
Smyrna, GA 30080  
770.988.5550

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