

240 Waters Rd SW

Atlanta, GA 30354



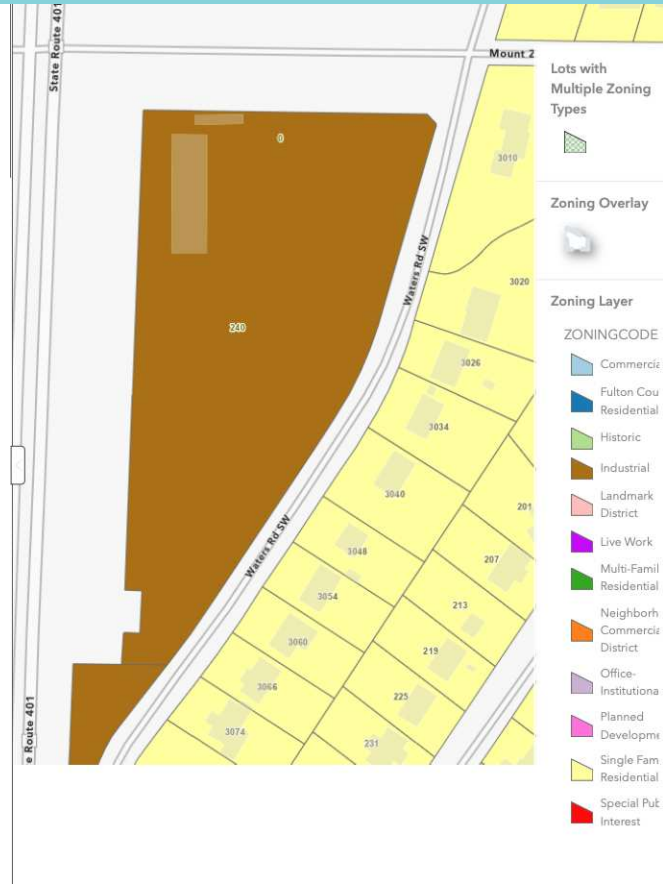
FOR SALE

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BellStreet

For Sale

240 Waters Rd SW Atlanta, GA 30354



Property Description

BellStreet is proud to offer this great 3.5 acre industrial site inside the perimeter right off I75 corridor. This site is zoned LI (Light Industrial) in the city of Atlanta, Fulton County. This site is perfect for Owner User or Investment. This 5000sqft warehouse has two drive in bays with 16" doors and 4 drive in bays with 10" doors, small paved work area in the rear, as well as 1000sqft office.

Property Highlights

- ITP Industrial
- Good access to I75
- 5000 sqft warehouse
- 16" drive in bay doors
- Fenced lot
- Perfect for IOS

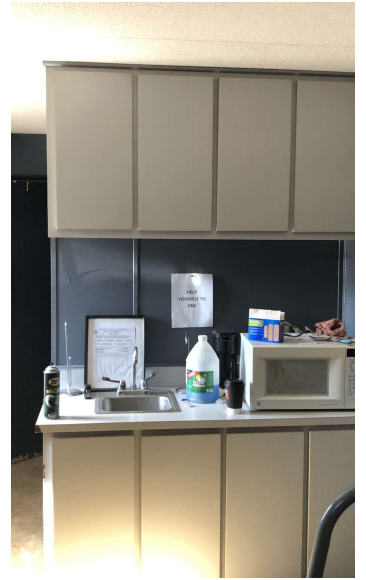
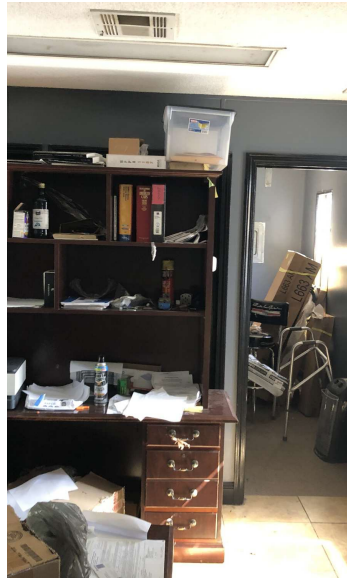
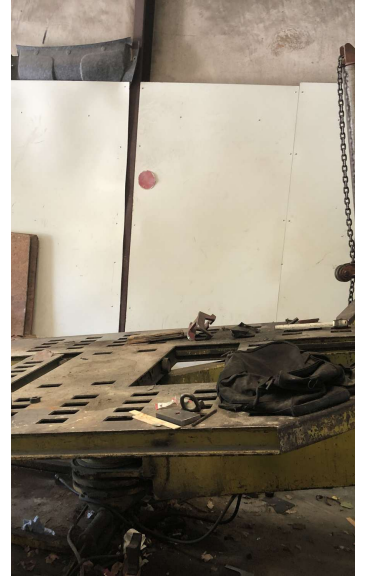
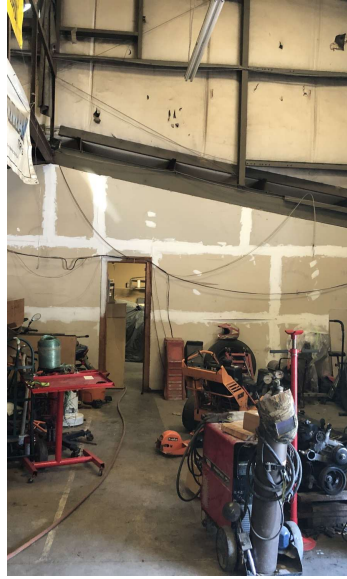
Offering Summary

Sale Price:	\$2,650,000
Number of Units:	1
Lot Size:	3.49 Acres
Building Size:	6,064 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	318	1,508	5,461
Total Population	620	3,192	11,927
Average HH Income	\$38,179	\$41,172	\$42,513

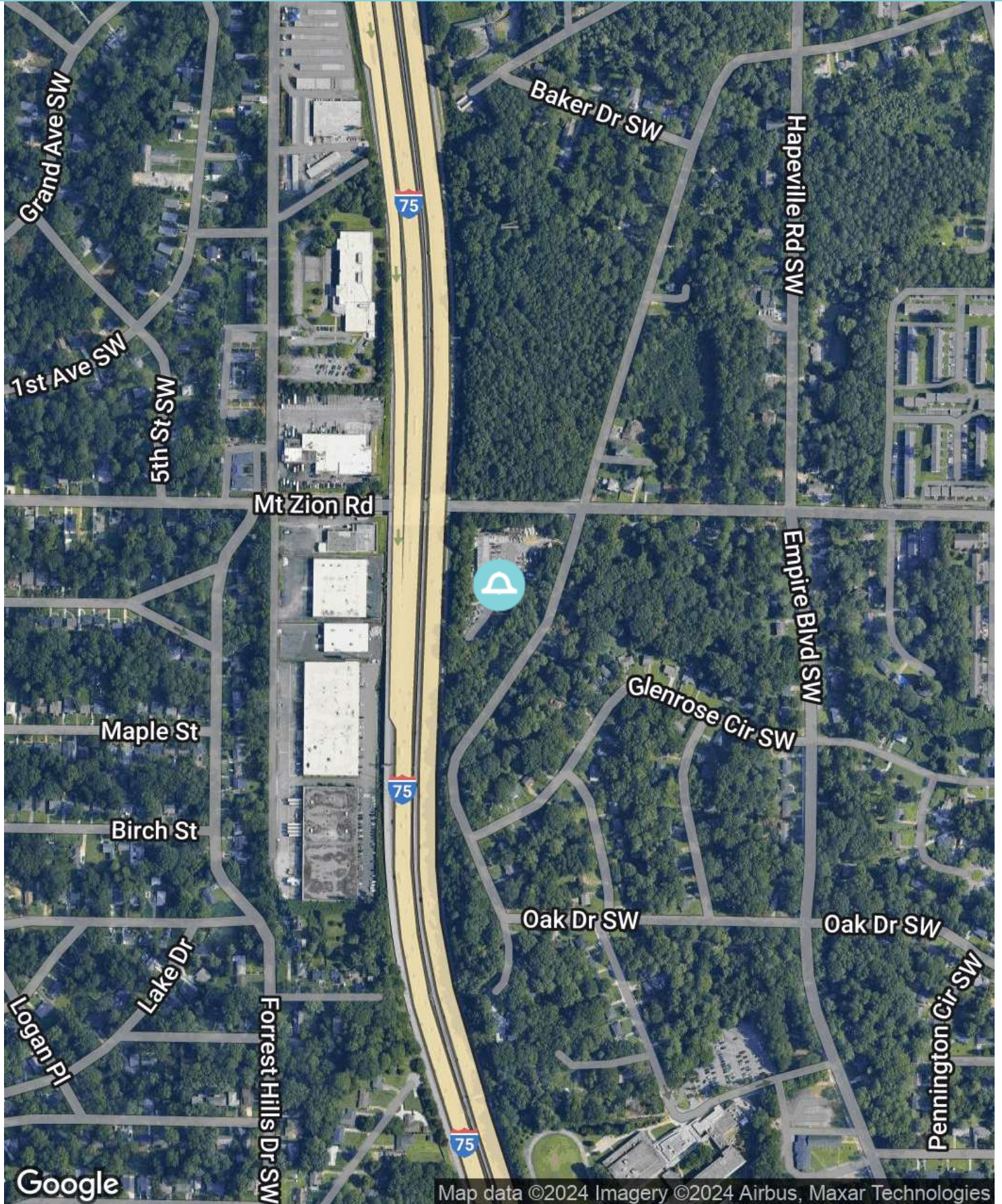
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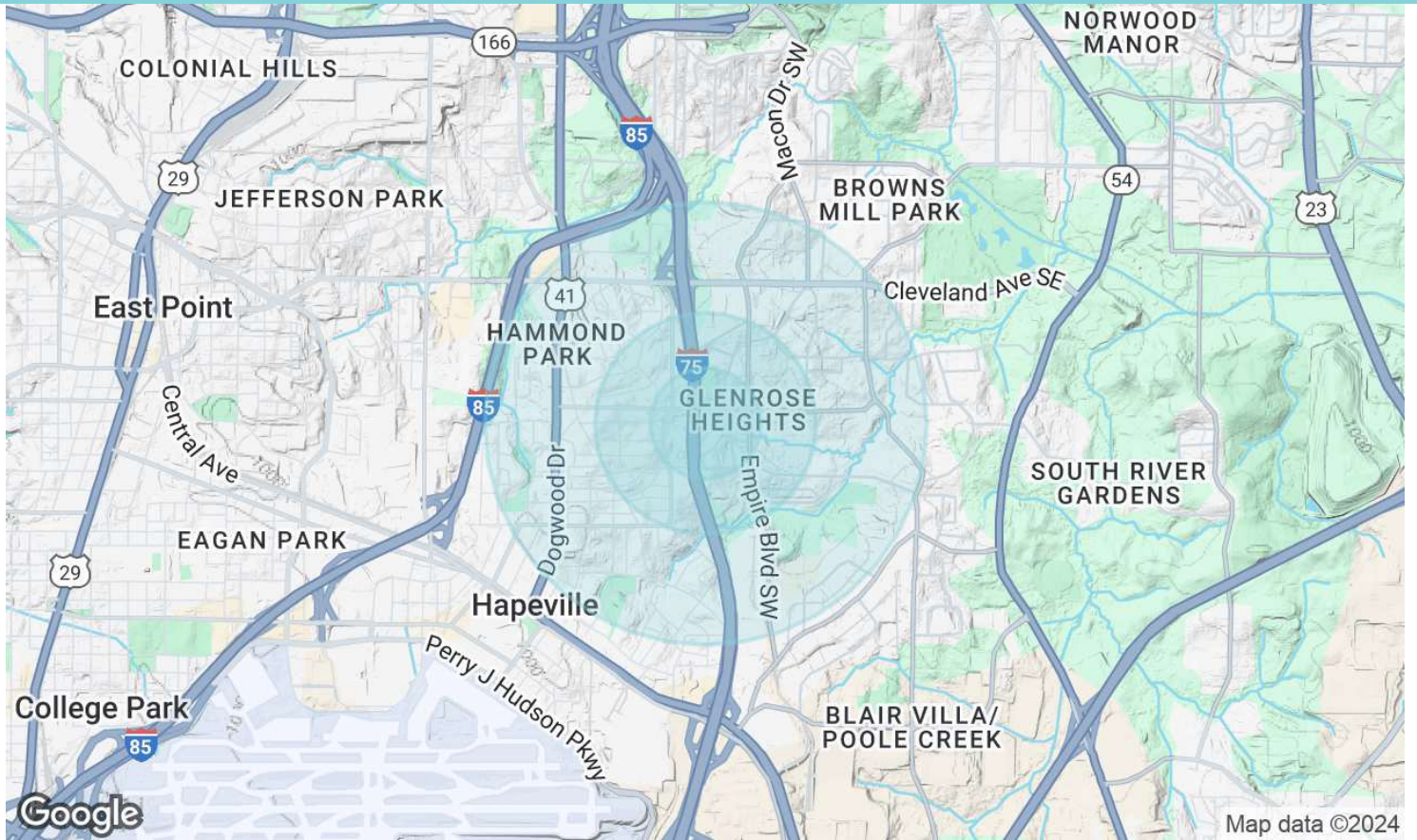
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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	620	3,192	11,927
Average Age	30.8	28.8	30.7
Average Age (Male)	28.2	22.2	25.7
Average Age (Female)	28.8	30.5	33.8

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	318	1,508	5,461
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$38,179	\$41,172	\$42,513
Average House Value	\$117,558	\$117,636	\$112,701

2020 American Community Survey (ACS)