



706 West Elm Street

702 Elm St, Rockmart, GA 30153

**BERKSHIRE
HATHAWAY** | GEORGIA
HOMESERVICES | PROPERTIES

 COMMERCIAL DIVISION™



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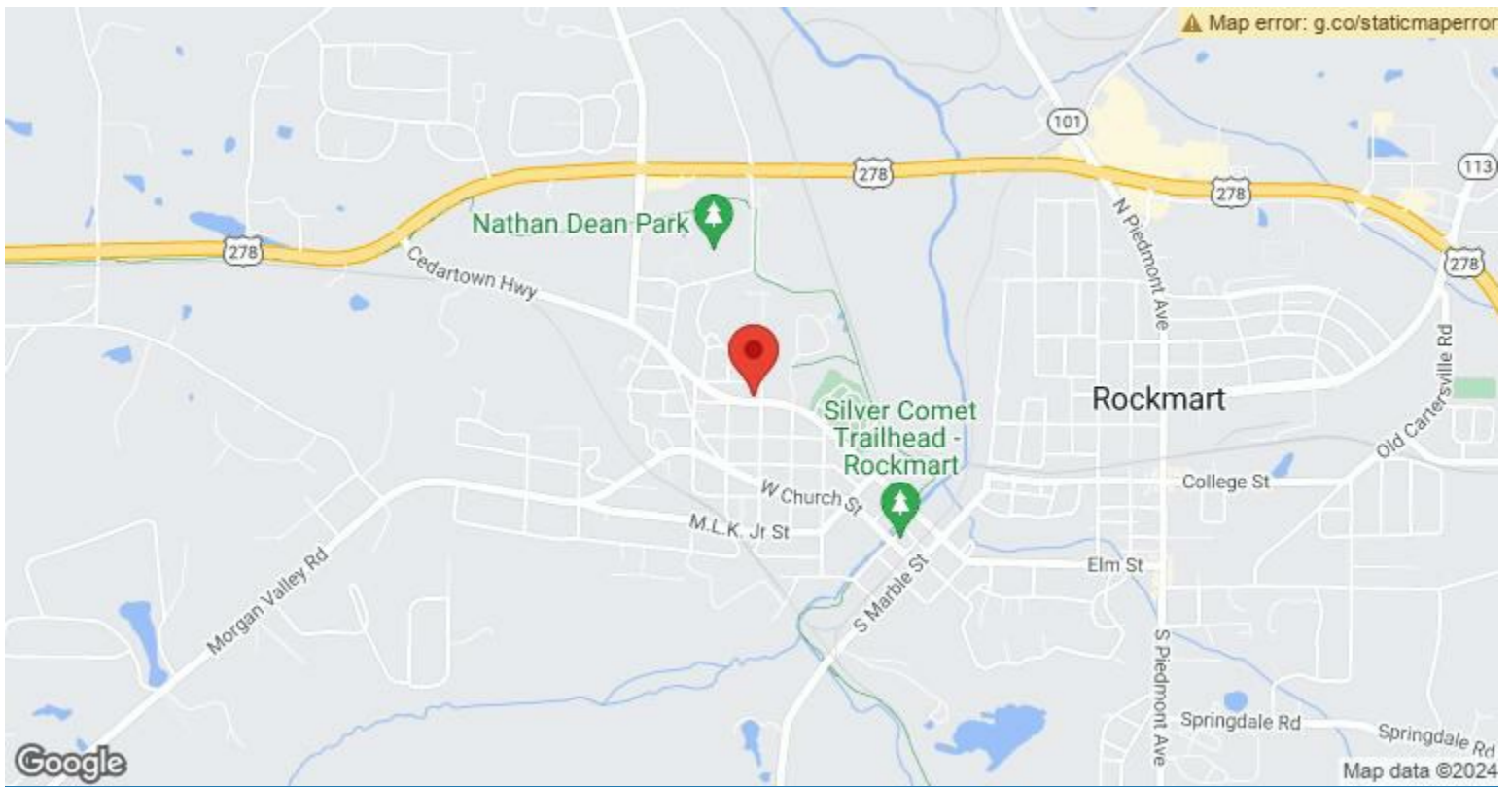
706 West Elm Street

\$345,000

Prime Investment Property. There is 6600 square feet plus a small storage shed. Another great feature is that there are 6 individual storage units built under the main building that you can drive up to. As of now there is a tenant that has signed a three-year lease with a 3-year option. They have been at this location for 20+ years. The building can accommodate two more tenants at 1000 square feet per space. Space upstairs is 800 square feet which is also leased. Cap Rate is 5.2%. With the other two spaces leased and the storage units leased out proforma cap rate could be as high as 9.2%...



Price:	\$345,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Sale Type:	Investment or Owner User
Cap Rate:	5.20%
Lot Size:	0.31 AC
Gross Leasable Area:	6,000 SF
No. Stories:	2
Year Built:	1981
Tenancy:	Multiple
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	8 FT
Zoning Description:	C3-Commercial
APN / Parcel ID:	R09-060-
Walk Score ®:	36 (Car-Dependent)



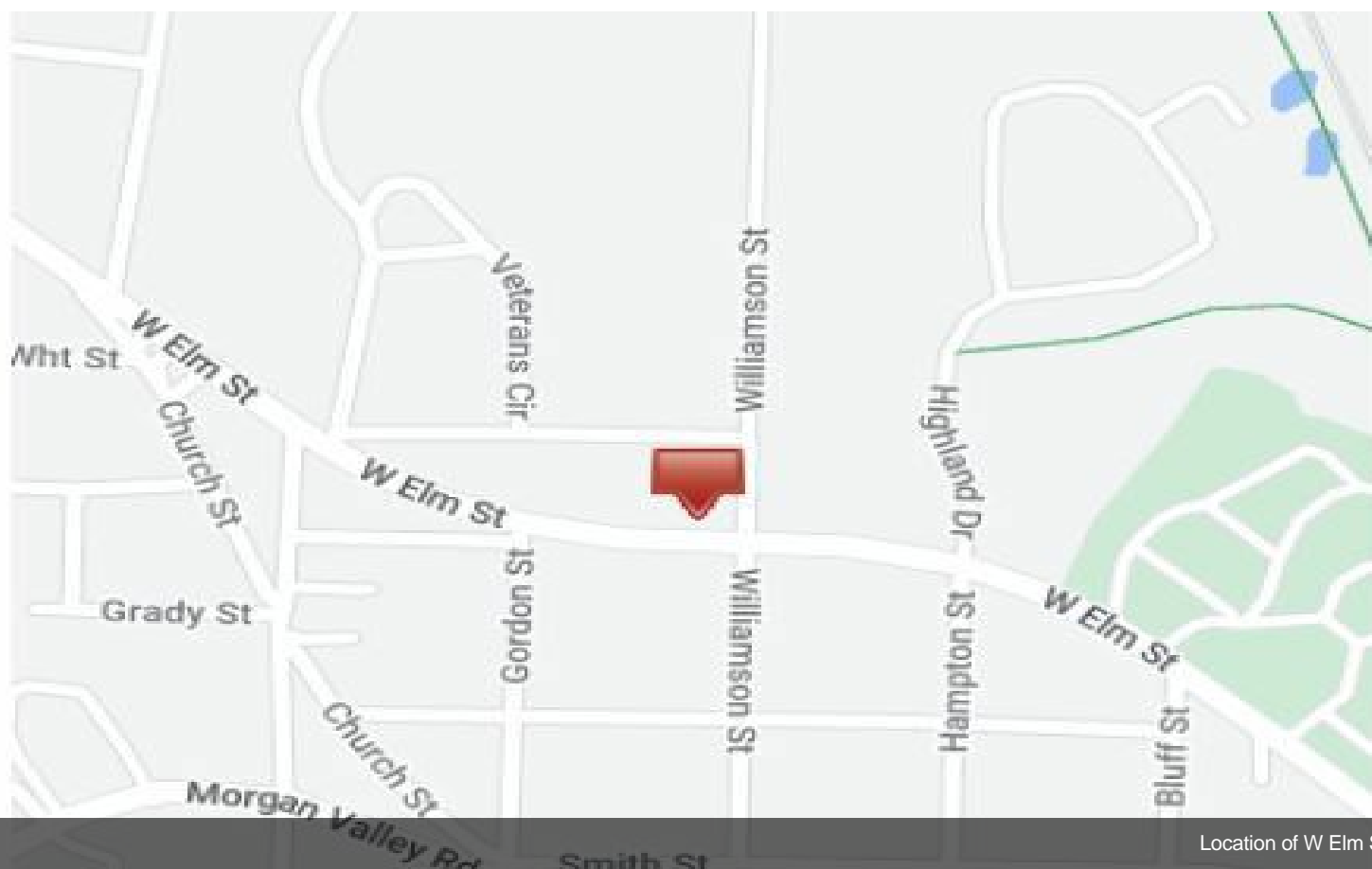
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Property Photos



706

Dimensions W Elm Street



Location of W Elm Street