



## Premium Professional Office Building

Impressive 6,300 sq ft all-brick professional commercial property in sought-after McDonough, in central Henry County, Georgia.

This prime space exudes sophistication, offering a seamless blend of functionality and style. Ideal for diverse business ventures, the property boasts expansive interiors, ensuring versatility for various setups. Its strategic location in McDonough adds allure, being situated in a highly desired area within Henry County. With attention-grabbing curb appeal, this commercial gem is poised to elevate any enterprise. Don't miss the opportunity to own a prestigious piece of real estate in this thriving community.

## Features:

- ✓ 4 Professional Various Sized Suites
- ✓ Long term tenants
- ✓ Quiet Location in Thriving Market
- ✓ Owner Occupy Option
- ✓ Strategic location for commuting
- ✓ Professional Business Park
- ✓ Minutes from I-75 and Henry Co Courthouse

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- 3 long term tenants - average 8+ yrs (Attorney / Consultant / State Funded WorkForce office) generating more than \$44K rental income annually.
- Anchor office currently available - 3200sqft \$4000/mo. min rental (\$15/ft) - \$48K + annually.
- Property tax \$6900 / yr.                      Public water \$500 / yr.                      Landscaping \$ 2500 / yr.