

Forest Park Plaza

4894 Jonesboro Rd Forest Park, GA 30297



Forest Park Plaza

FOR SALE

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BellStreet

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Property Description

Introducing an exceptional investment opportunity in Forest Park, GA. This 6,040 SF office building, constructed in 2007, offers two units and is 100% occupied, presenting immediate income potential for savvy investors. Zoned C for commercial use, this property provides a solid foundation for long-term growth and tenant stability. Its prime location enhances its appeal, making it an attractive asset for those seeking to expand their office building portfolio. Don't miss out on this turnkey investment with promising returns.

Property Highlights

- - 6,040 SF office building
- - Below market rents
- - Property in great condition
- - Two units providing flexibility
- - Built in 2007 for modern appeal
- - Zoned C for commercial use
- - Prime location in Forest Park
- - 100% occupancy for immediate income

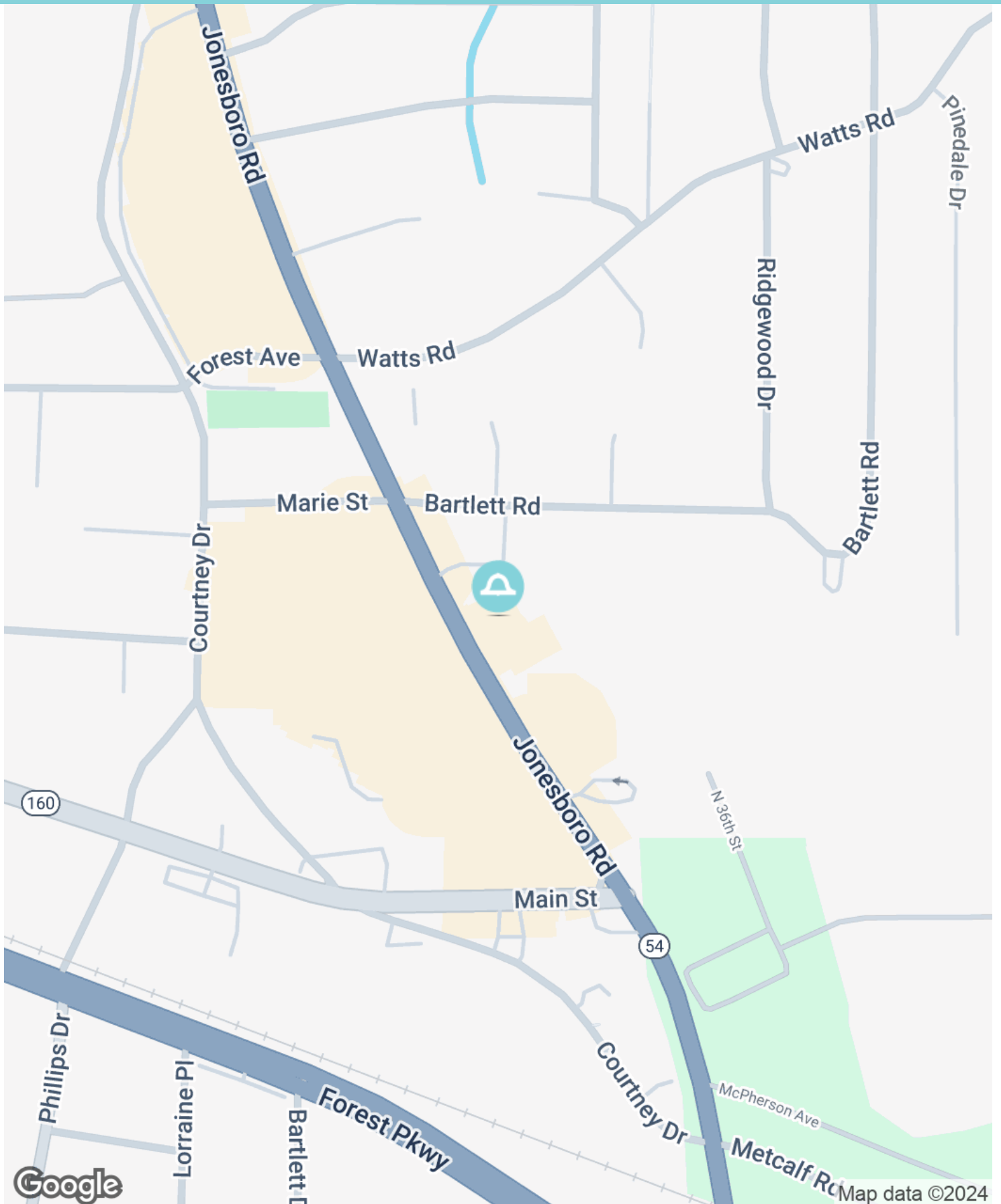
Offering Summary

Sale Price:	\$1,250,000
Number of Units:	2
Lot Size:	22,681 SF
Building Size:	6,040 SF
NOI:	\$73,511.00
Cap Rate:	5.88%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	166	762	2,772
Total Population	504	2,207	7,982
Average HH Income	\$59,242	\$58,690	\$59,899

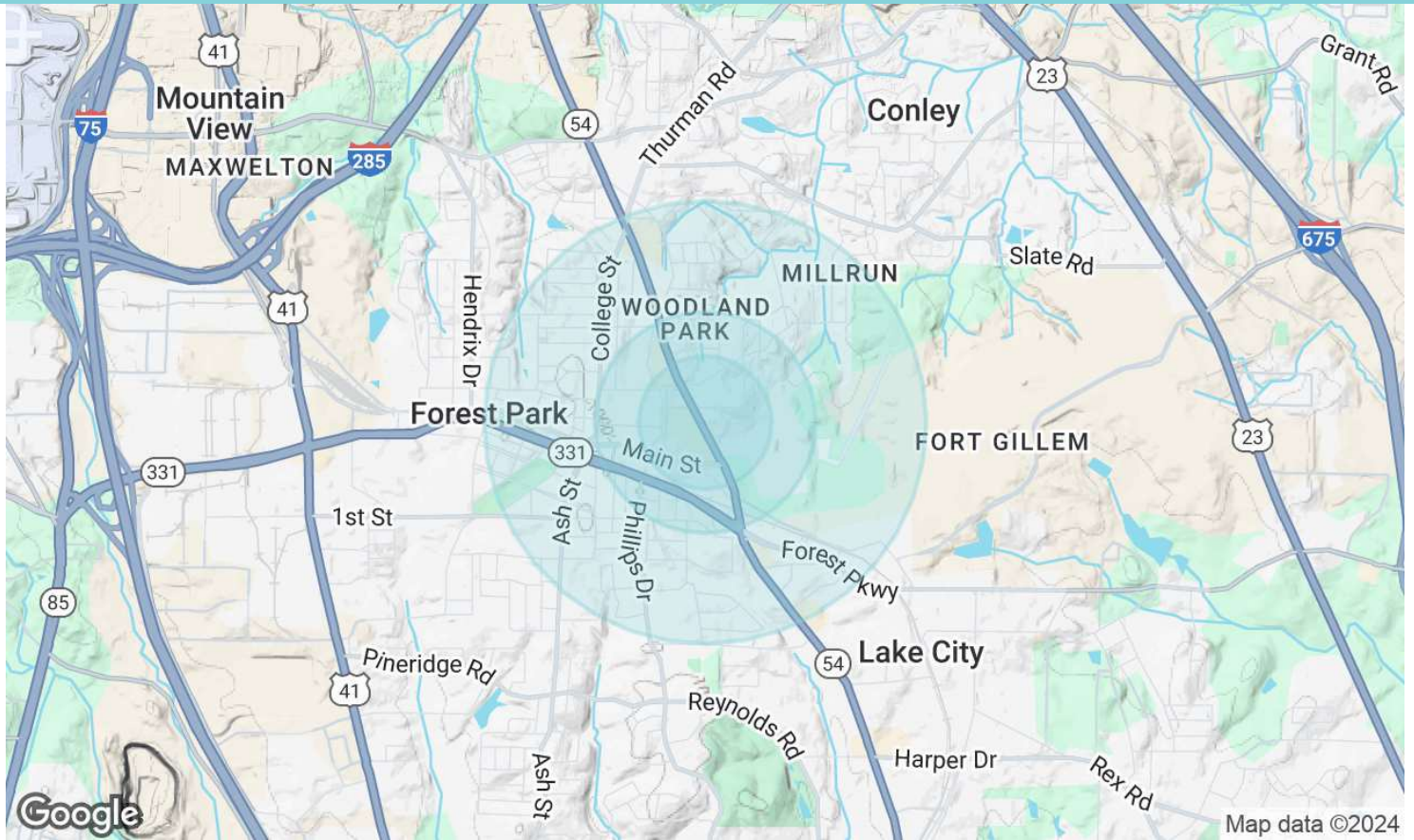
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	504	2,207	7,982
Average Age	35	36	37
Average Age (Male)	34	35	35
Average Age (Female)	36	37	38

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	166	762	2,772
# of Persons per HH	3	2.9	2.9
Average HH Income	\$59,242	\$58,690	\$59,899
Average House Value	\$148,895	\$168,877	\$176,164

Demographics data derived from AlphaMap