



Rocking D Plaza

152 Rocking D Rd, Temple, GA 30179



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Rocking D Plaza

\$424,900

Income-producing commercial property offering approximately 3,600 square feet on 0.67 acres with 172 feet of road frontage. Currently configured as two separate units, both are leased and each has its own restroom facilities. The building could potentially be reconfigured into three units, providing additional leasing flexibility. Property features include large front display windows, a paved parking lot with ample parking in the front, side, and rear, and an existing monument sign with space for business identification. Commercial zoning supports a variety of potential uses, including retail, professional office, service-based businesses, and fitness-related operations. The property was previously used as a Brazilian Jiu-Jitsu gym. Established tenants, flexible space, ample parking, and strong road frontage make this a practical addition to a commercial investment portfolio....

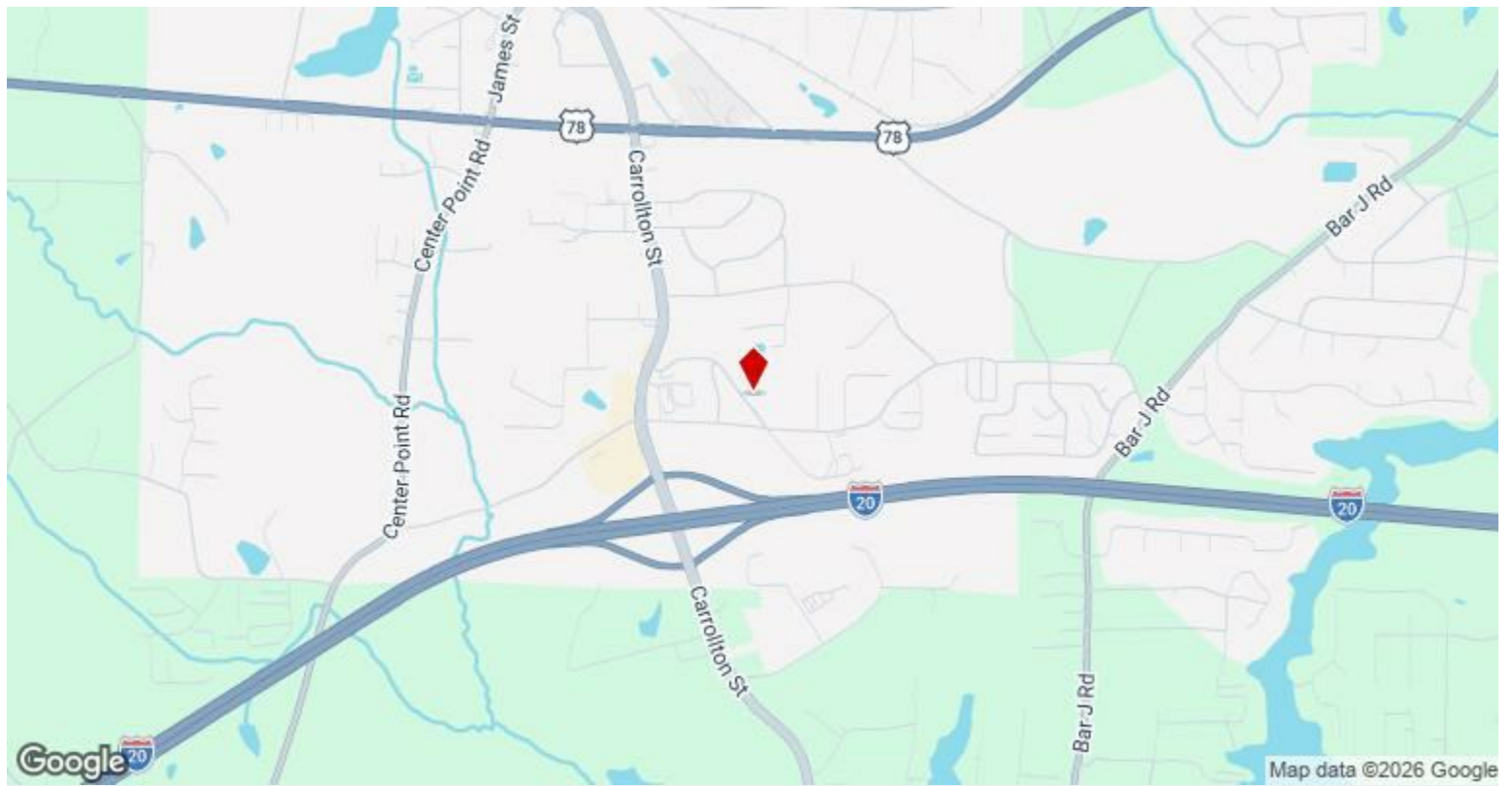
- Income-Producing Investment Property – Offered with two established tenants and leases already in place.
- Attractive 6.62% Cap Rate – Provides an immediate return based on the property's current net operating income.
- Immediate Cash Flow – Acquire a tenant-occupied commercial asset with rental income beginning at closing.



Price:	\$424,900
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.62%
Lot Size:	0.67 AC
Gross Building Area:	3,600 SF
No. Stories:	1
Year Built:	2006
Tenancy:	Multi
Parking Ratio:	5/1,000 SF
Clear Ceiling Height:	10 FT
Zoning Description:	C3
APN / Parcel ID:	T04-0060097

Major Tenant Information

Tenant	SF Occupied	Lease Expired
24/7 Laundry	-	

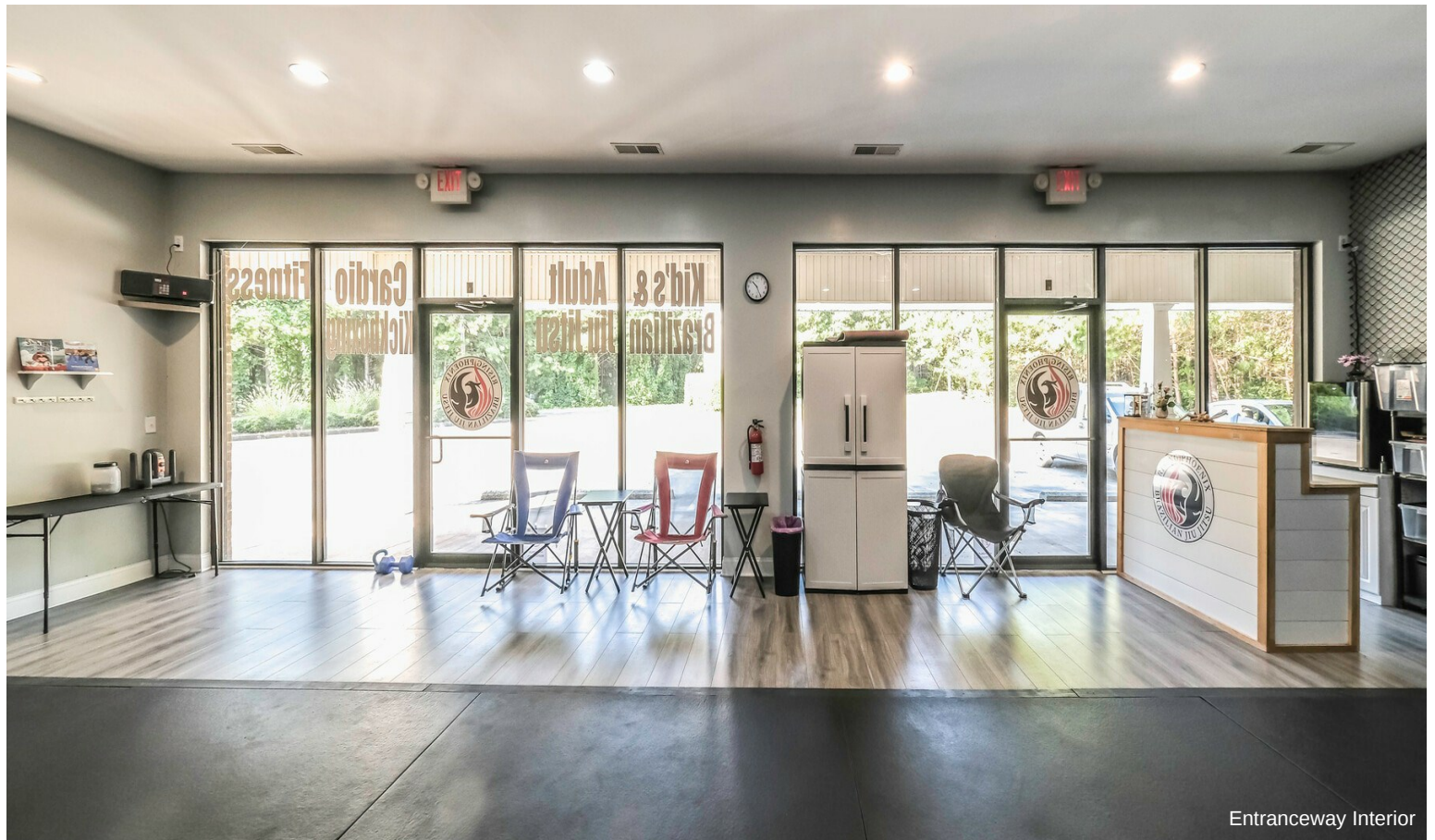


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Property Photos

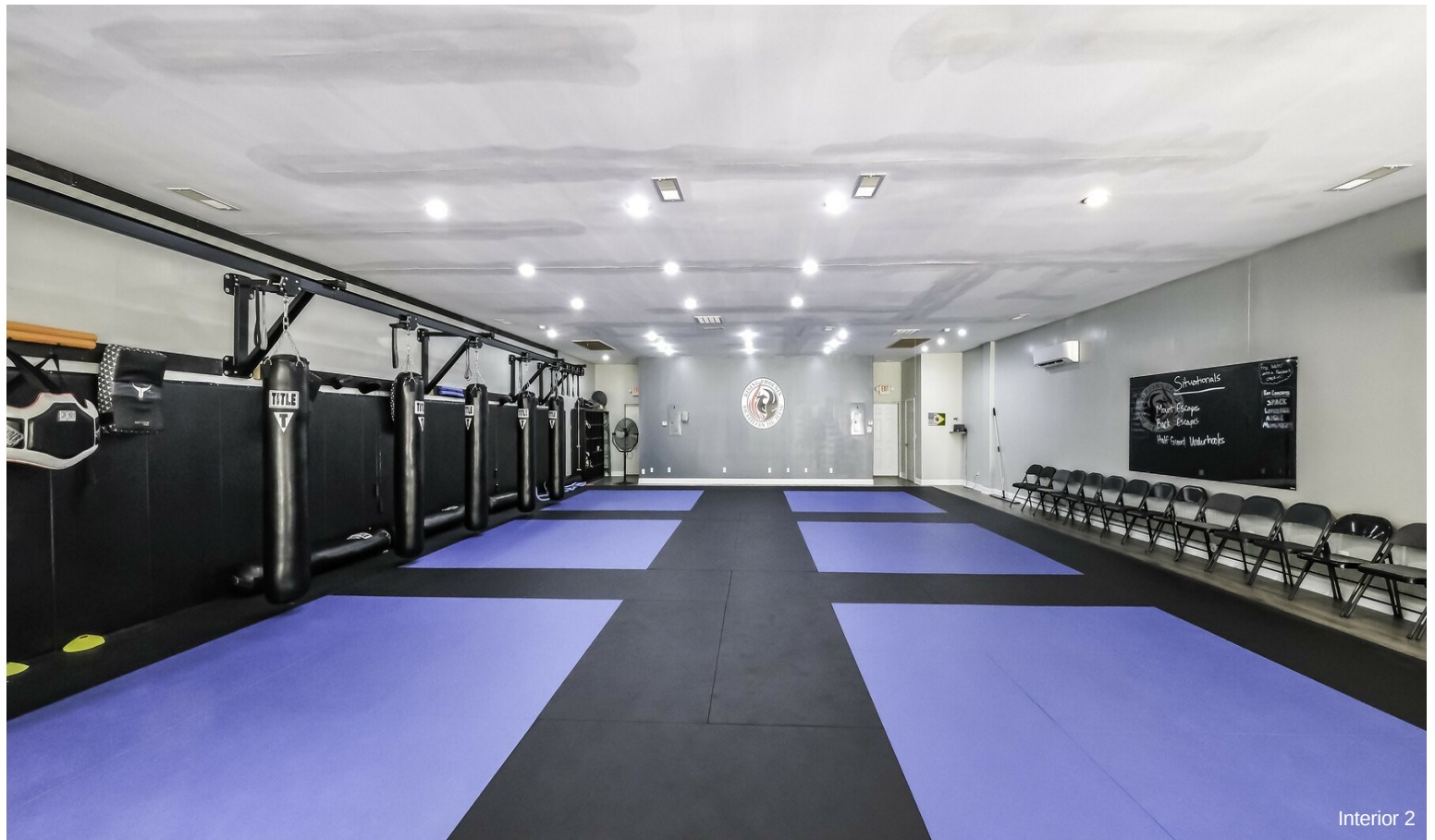


Front Facade

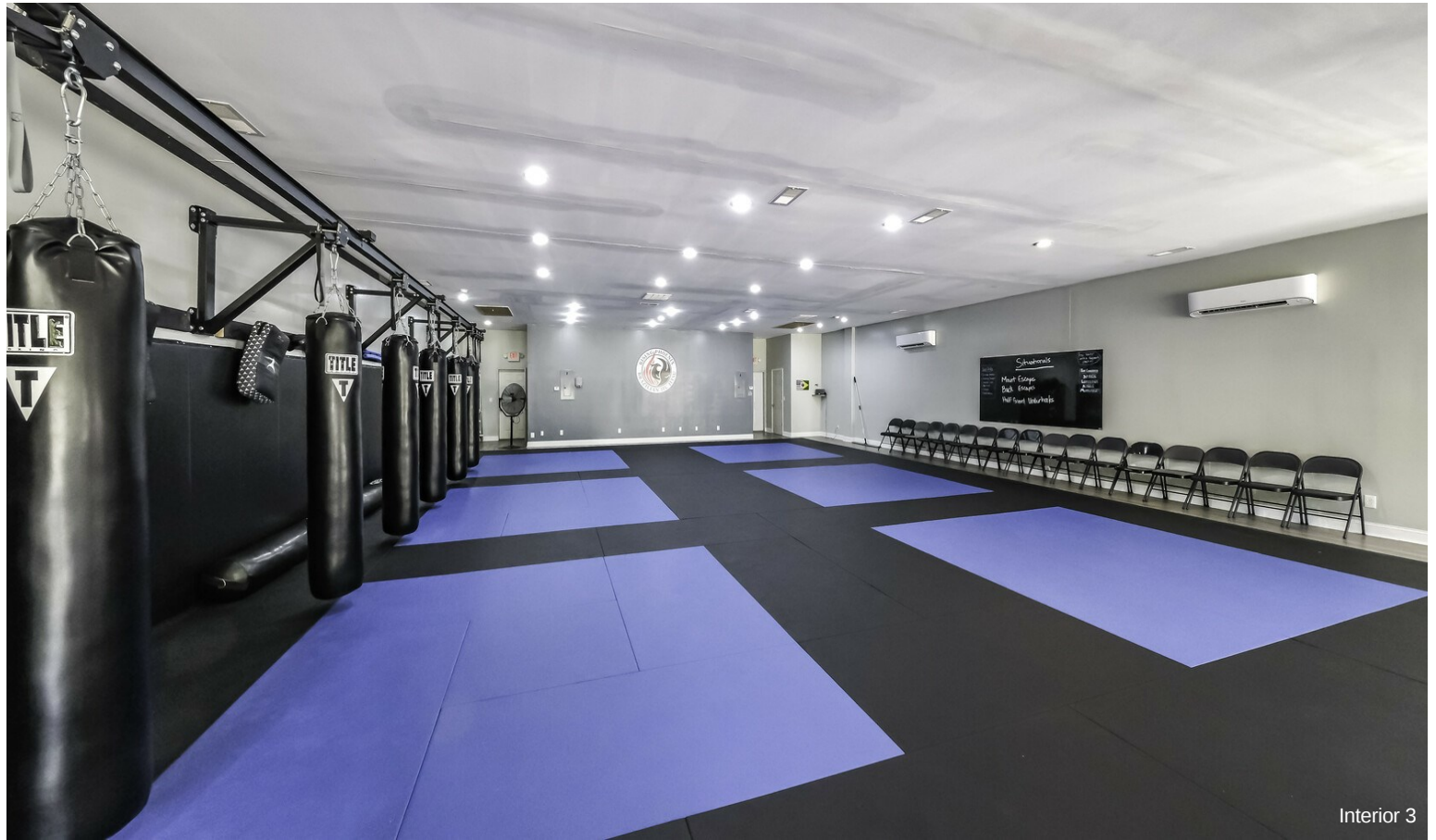


Entranceway Interior

Property Photos



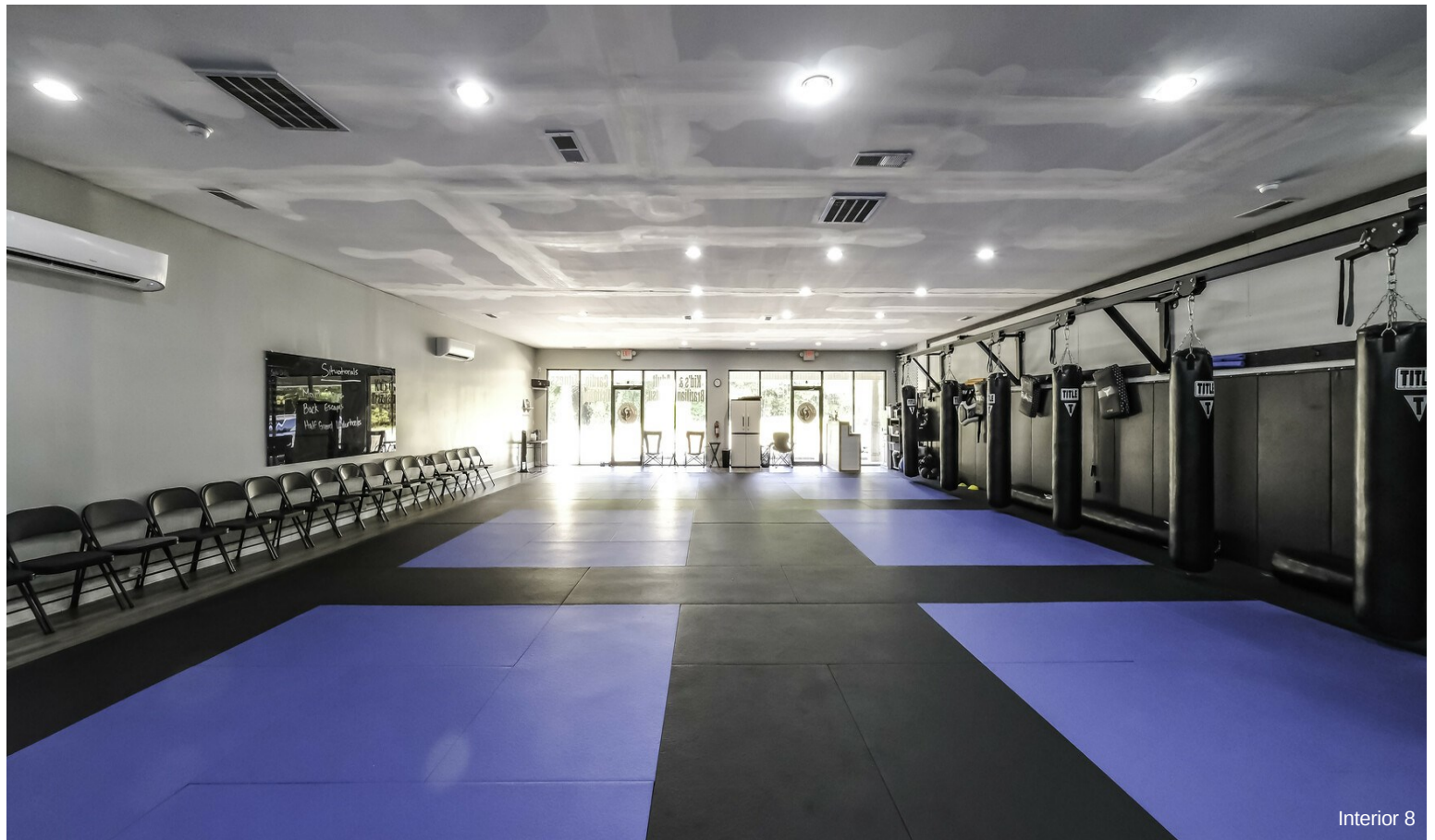
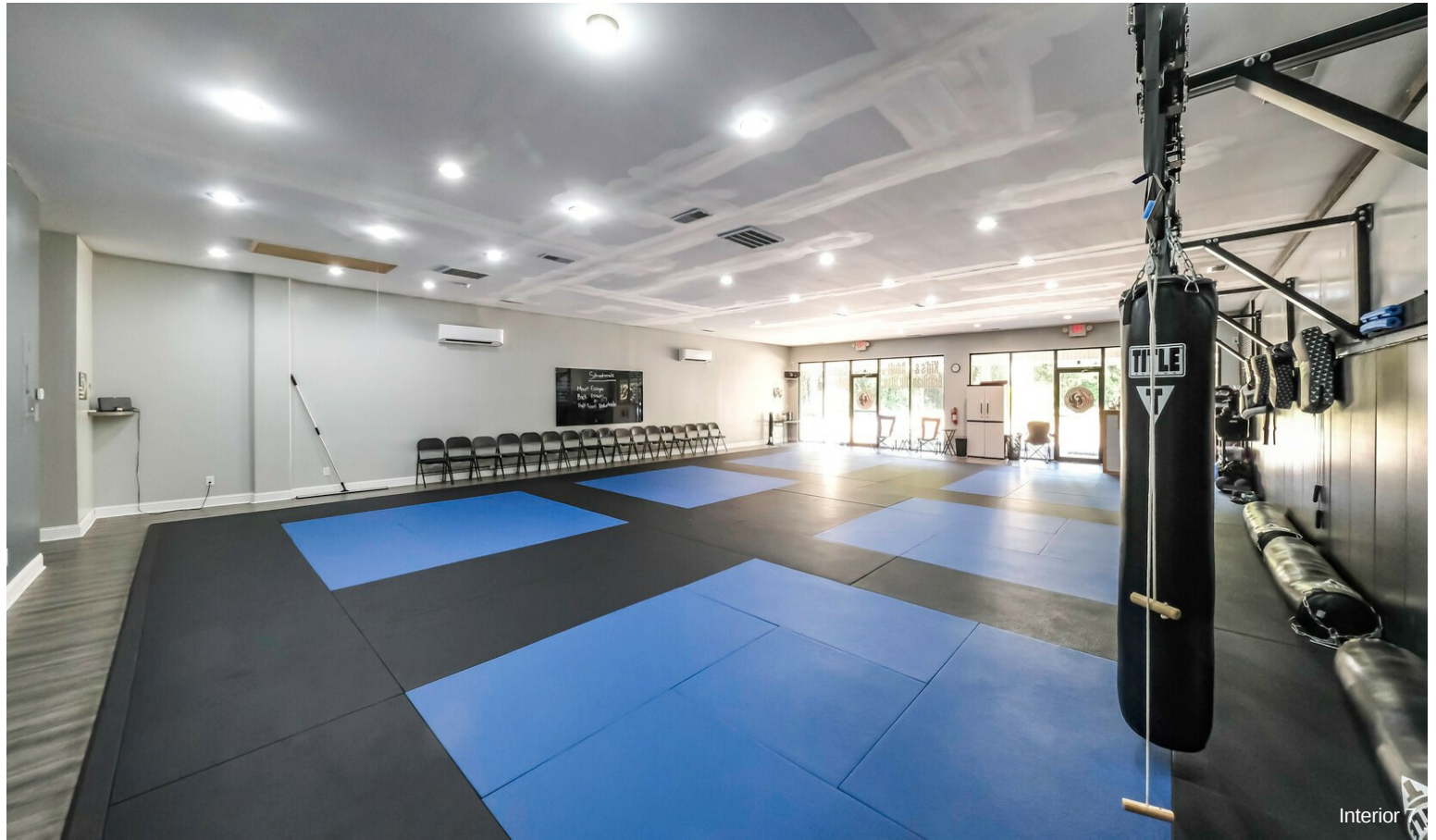
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Coin Laundry Front Entranceway



Coin Laundry Interior 2

Property Photos



Property Photos



Coin Laundry Restroom



Building Photo

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

