

# SALE

## 6 APARTMENTS PORTFOLIO

418 Faith Ave Albany GA 31701 - 605 & 607 Burke Ave Albany, GA 31701



### PROPERTY DESCRIPTION

605 Burke Avenue is a duplex property featuring two mirror-image units, built in 1995, with a combined living space of 2,208 SQF. Each unit includes 3 bedrooms and 2 full bathrooms, and an Open porch (96 SQF) and a Rear patio (16 sq. ft.) for outdoor living. The exterior is brick siding, with a lot size of about 0.22-acre, the property includes ample

607 Burke Avenue is a duplex property featuring two mirror-image units, built in 1995, with a combined living space of 1,952 SQF. Each unit includes 2 bedrooms and 1 full bathroom, and an Open porch (96 SQF) and a Rear patio (16 sq. ft.) for outdoor living. The exterior is brick siding, with a lot size of about 0.23-acre.

418 Faith Avenue is a duplex property featuring two mirror-image units, built in 2003, with a combined living space of 2,576 SQF. Each unit includes 2 bedrooms and 1 full bathroom, and an Open porch (108 SQF) and a Rear patio (16 sq. ft.) for outdoor living. The exterior is brick siding, with a lot size of about 0.22-acre.

### OFFERING SUMMARY

Sale Price:	\$395,000
Number of Units:	6
Lot Size:	9,394 SF
Building Size:	6,736 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	410	980	2,492
Total Population	864	2,142	5,670
Average HH Income	\$38,944	\$37,803	\$37,495

**Adam Shekarabi**  
(770) 632-1774



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### PROPERTY HIGHLIGHTS

- Total of 6 Apartment
- 2 adjacent properties and the third one is about 2.6 miles away
- They are in close proximity for ease of management
- Near park, and schools
- Access to the downtown amenities



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### SALE PRICE

**\$395,000**

### LOCATION INFORMATION

Building Name	6 Apartments Portfolio
Street Address	418 Faith Ave Albany GA 31701 - 605 & 607 Burke Ave Albany, GA 31701
City, State, Zip	Albany, GA 31701
County	Dougherty
Market	Southwest GA
Sub-market	Southwest /Albany GA
Cross-Streets	S Madison ST

### BUILDING INFORMATION

Building Size	6,736 SF
Occupancy %	100%
Tenancy	Multiple
Number of Floors	1
Year Built	1995, 2003
Year Last Renovated	2024
Number of properties	3

### PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	R-3
Lot Sizes	.22SQF, .23SQF, .22SQF
APN #	000HH/00023/013, 000HH/00023/012, 00012/00003/085,
Lot Depth	1,250 ft

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

Restrooms	4.0
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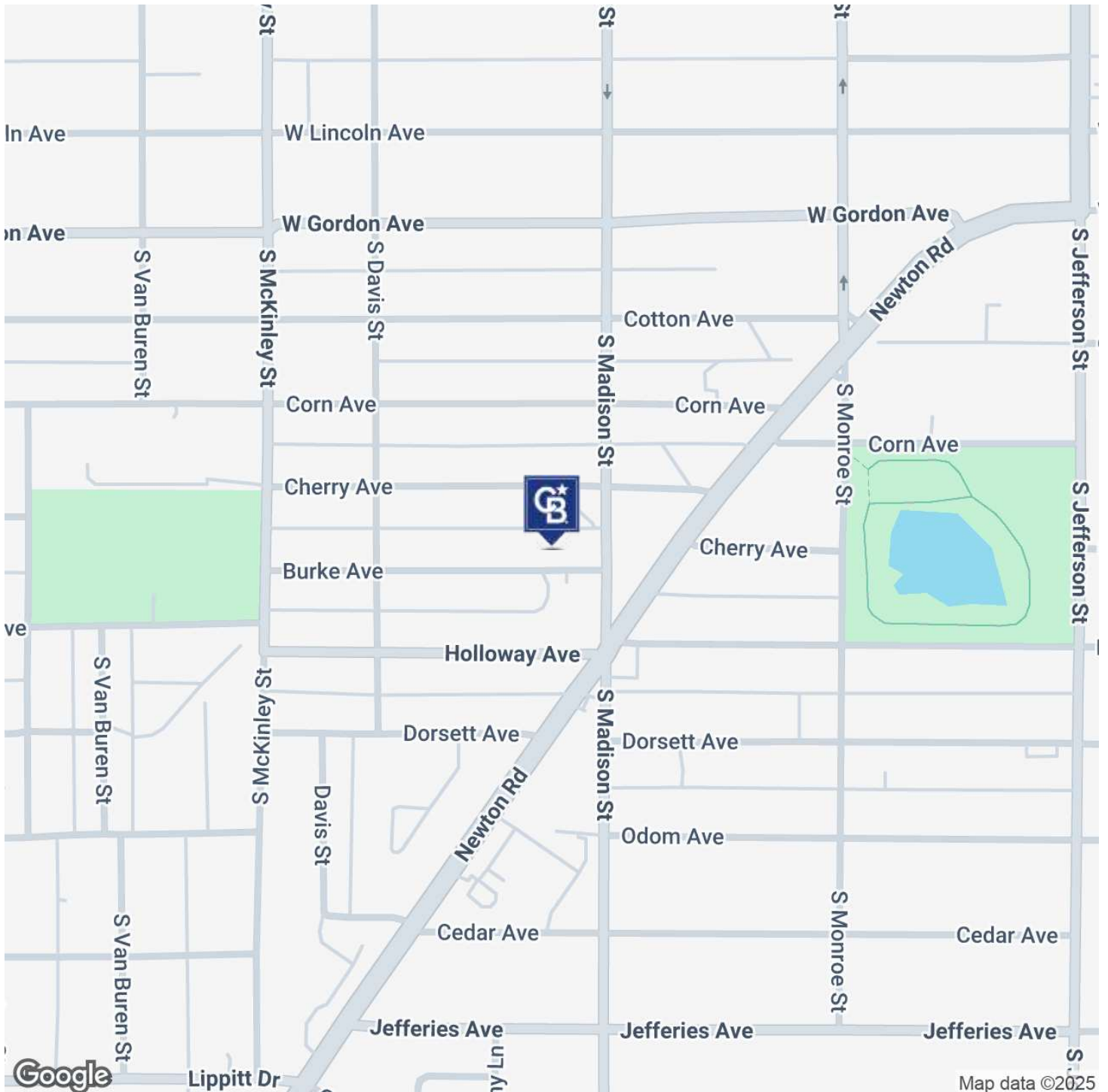


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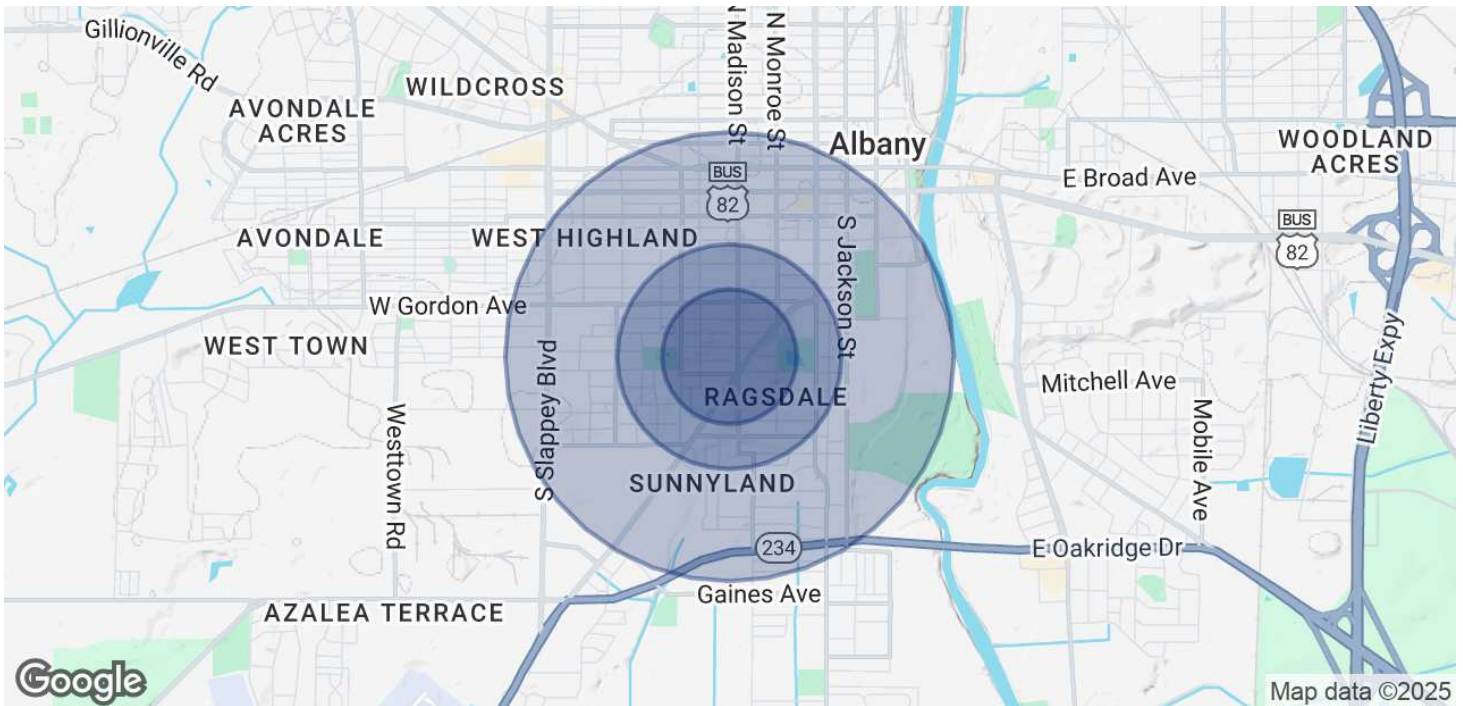
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	864	2,142	5,670
Average Age	43	41	39
Average Age (Male)	41	40	38
Average Age (Female)	44	43	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	410	980	2,492
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$38,944	\$37,803	\$37,495
Average House Value	\$96,770	\$106,521	\$103,148

Demographics data derived from AlphaMap

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