

466 Manget St SE

Marietta, GA 30060



FOR SALE

Joe Benes

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BellStreet

For Sale

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Property Description

BellStreet is proud to offer this great NNN assisted living facility with a long term stable tenant that has a 13 year history at this location. This is an easy investment for the owner as the Landlord is only responsible for the structure of the building, all other mechanical maintenance is the Tenant responsibility, as well as the tax & insurance. Recent roof repairs have been made.

Property Highlights

- Medical Office
- Long Term Lease (7 year)
- Atlanta MSA
- 8.7% Cap

Offering Summary

Sale Price:	\$600,000
Number of Units:	1
Lot Size:	0.3 Acres
Building Size:	2,730 SF
NOI:	\$52,219.30
Cap Rate:	8.7%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	209	665	3,064
Total Population	431	1,543	7,947
Average HH Income	\$161,796	\$112,841	\$87,402

For Sale

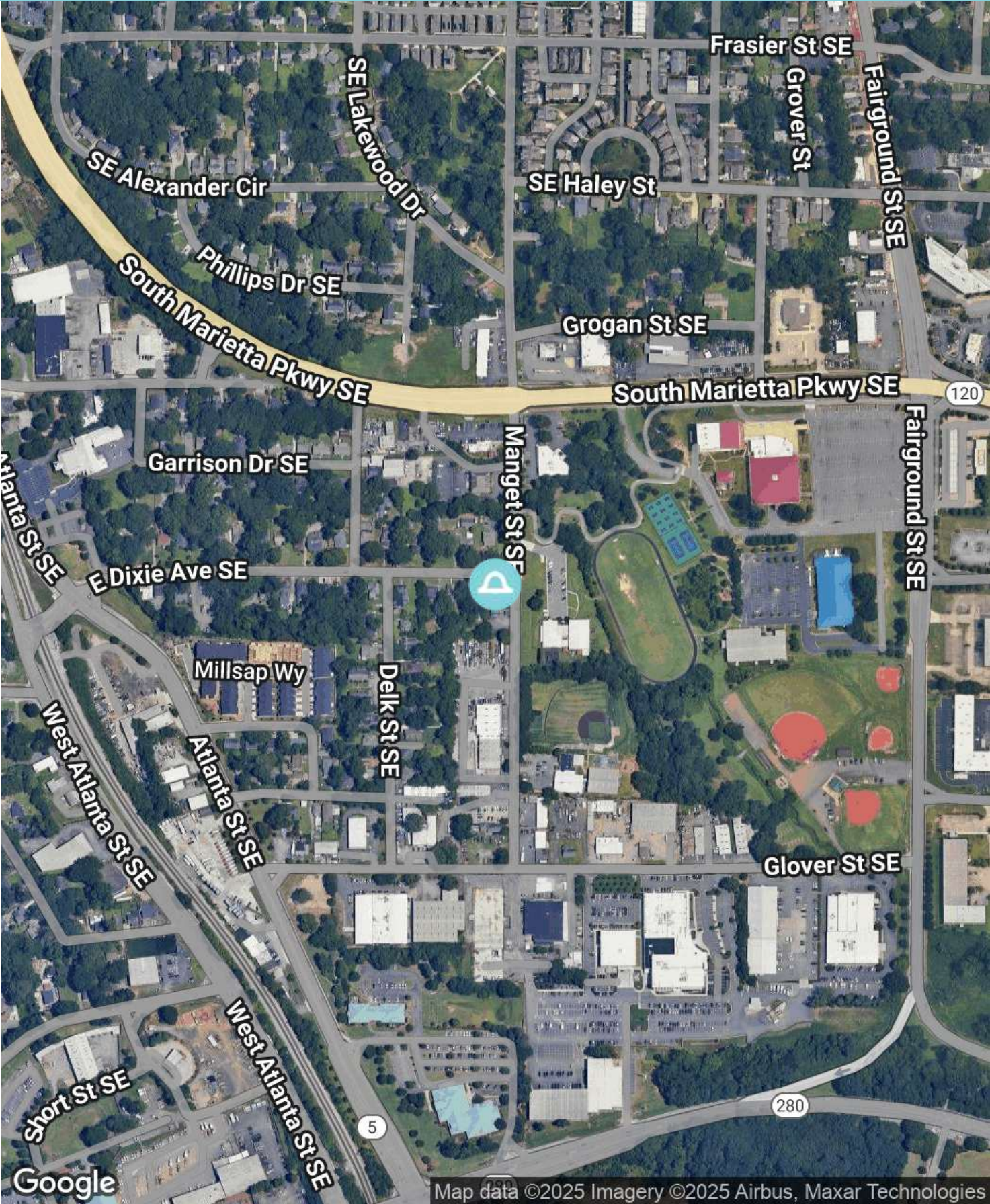
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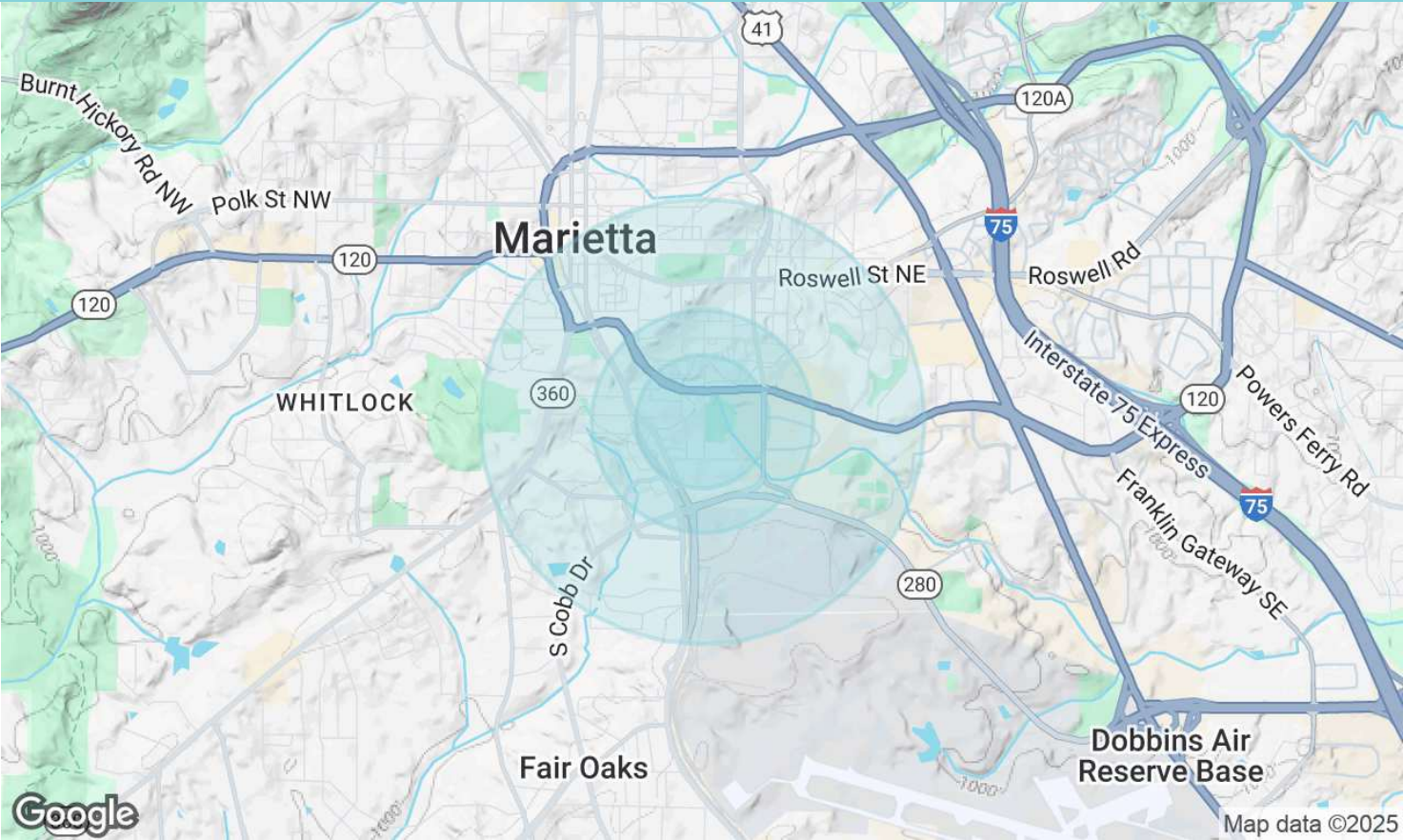
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	431	1,543	7,947
Average Age	45	41	37
Average Age (Male)	44	39	36
Average Age (Female)	46	42	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	209	665	3,064
# of Persons per HH	2.1	2.3	2.6
Average HH Income	\$161,796	\$112,841	\$87,402
Average House Value	\$610,534	\$528,725	\$439,388

Demographics data derived from AlphaMap