

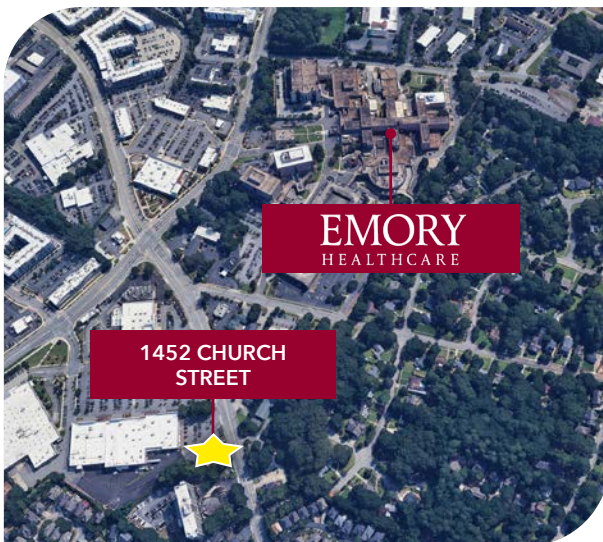
**FOR SALE**



**1452 CHURCH STREET | DECATUR, GA 30030 | MEDICAL OFFICE SPACE**

## PROPERTY OVERVIEW

This 7,910 SF standalone medical office building presents a rare owner/user opportunity in the heart of Decatur's established medical hub. The property features 20 dedicated parking spaces, a roof sealed in 2025, and HVAC units in good working order. A 3,179 SF basement tenant provides stable gross income of \$5,285.09 per month, while approximately 60% of the ground floor will be available at closing—making this an ideal SBA opportunity. Located just one block from Emory Hospital with immediate access to N. Decatur Road, Church Street, and Scott Boulevard, the property offers exceptional convenience for both physicians and patients.



**SIZE:** 7,910 SF

**SALE PRICE:** \$1,700,000

**Rehab Orthopedic Medicine (Owner)**

- 4,731 SF
- Will vacate at closing

**RENT ROLL: Team Rehabilitation GA06 LLC**

- 3,179 SF
- Rent: \$5,285.09 MG (They pay electric & janitorial)
- Call for expiration date

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