



Bank Owned



**12,850+ SF Multi-Tenant Office Building – East Point, GA**

*Presented By:*

**The Jordan Company**

*Brent Kewley*

4200 Northside Parkway, Bldg 3, Suite A

Atlanta, Georgia 30327

(404) 237 – 2900 Ext. 109







## East Point, Georgia

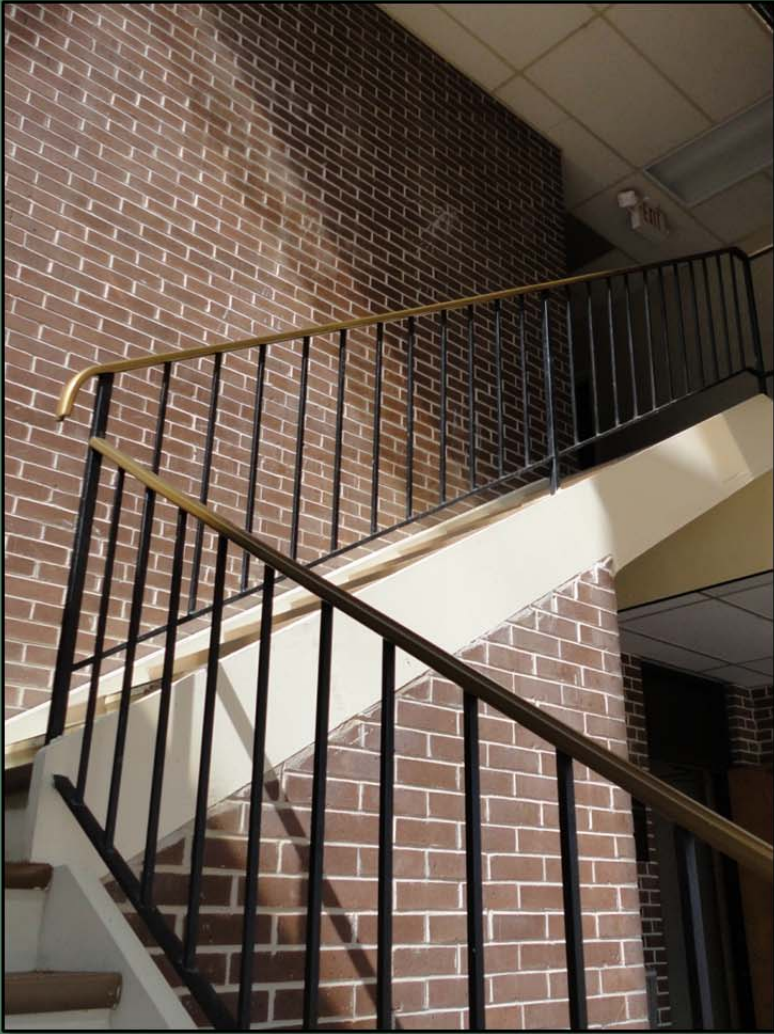
### Demographics

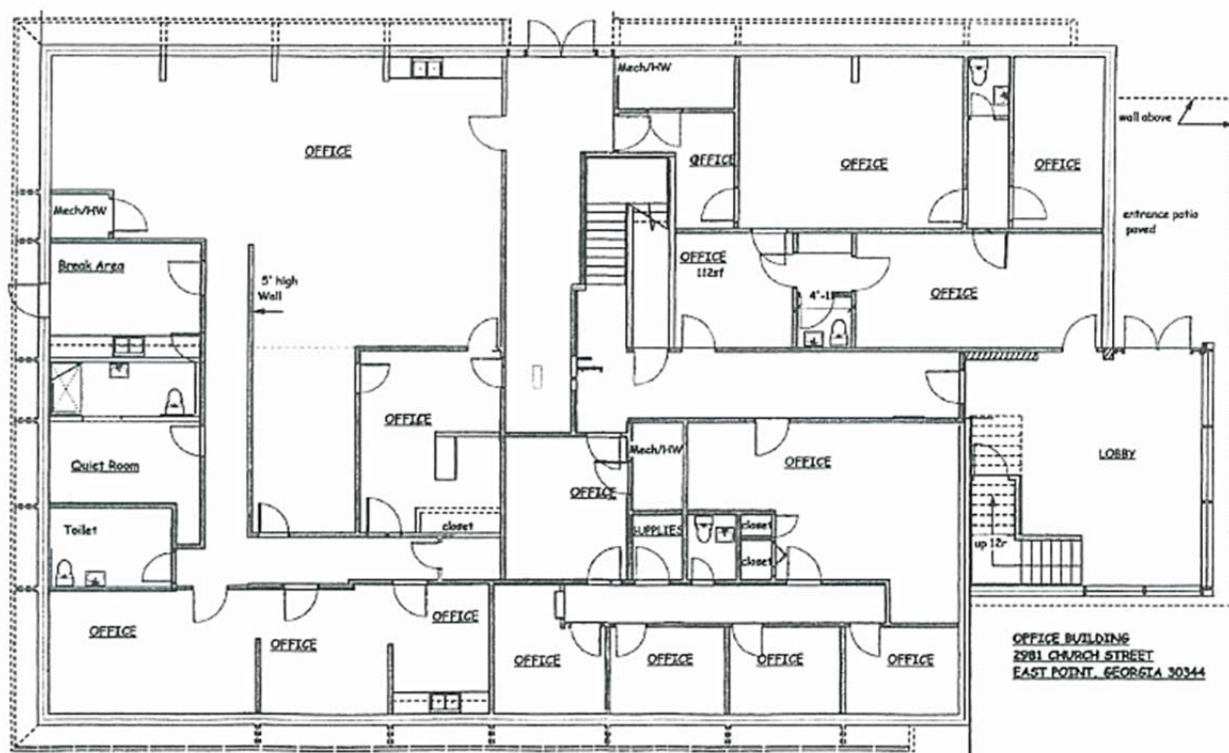
	1 Mile	3 Mile	5 Mile
Total Population	10,282	68,834	160,134
Average Household Income	\$50,098	\$47,493	\$47,509



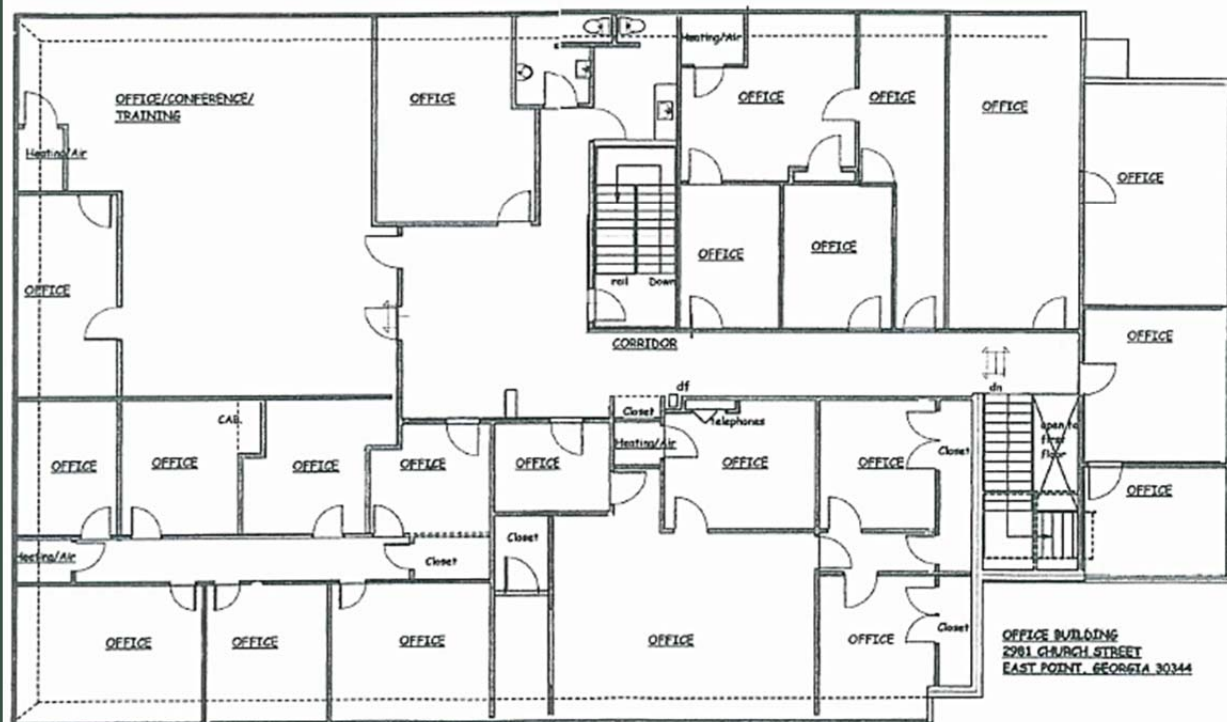
<b><u>Location:</u></b>	<i>The subject property is a two-story, multi-suite office building located in East Point, GA; approximately six miles southwest of Atlanta's city center and less than two miles north of Hartsfield-Jackson Atlanta International Airport. The property is less than five miles from I-20, I-75, and I-85. MARTA rail station (East Point station) is just 4 blocks away.</i>
<b><u>Property:</u></b>	<i>The property is currently vacant and provides an excellent opportunity with additional investment for an owner/investor. Previous used as for health care provider. Exterior construction consist of brick, stucco, and glass . Double height lobby. 1<sup>st</sup> floor -15 offices - Conference Room - 3 Bathroom 2<sup>nd</sup> floor - 22 offices - Conference Room - 2 Bathrooms</i>
<b><u>Acreage</u></b>	<i>.6177 acres</i>
<b><u>Size</u></b>	<i>12,857 total square foot, (10,487 sf usable)</i>
<b><u>Year Built</u></b>	<i>1972</i>
<b><u>Parking Area</u></b>	<i>20,000 SF</i>
<b><u>Zoning:</u></b>	<i>C-R (Commercial Redevelopment) allows for multiple uses</i>
<b><u>Tax Allocation District</u></b>	<i>East Point</i>
<b><u>Utilities:</u></b>	<i>All available.</i>
<b><u>Taxes:</u></b>	<i>\$15,004.83 (2011 – County and City)</i>
<b><u>List Price:</u></b>	<b><u>\$335,000</u></b>







### FIRST FLOOR PLAN



### SECOND FLOOR PLAN