



1107-B Russell Parkway

Warner Robins, Houston County, Georgia 31088

SALE



Created 3/18/20

## INVESTMENT OPPORTUNITY

1,880± SF TWO TENANT RETAIL/OFFICE BUILDING

**SALES PRICE: \$125,000**

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## PROPERTY OVERVIEW

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<b>LOCATION:</b>	Subject property located in a high traffic area of Russell Parkway
<b>BUILDING INFORMATION:</b>	1,880± SF Two-Tenant Retail / Office Building
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	28,200± vehicles per day
<b>TENANT INFORMATION/ MONTHLY RENT:</b>	<ul style="list-style-type: none"><li>• Charlie Heinisch - \$600/Month</li><li>• Vacant Suite - \$600/Month</li></ul>
<b>POTENTIAL GROSS RENT:</b>	\$14,400 Per Year
<b>EXPENSES:</b>	<ul style="list-style-type: none"><li>• \$1,923.62 - 2019 Ad Valorem Tax</li><li>• \$ 900.00 - Insurance</li></ul>
<b>YEAR BUILT:</b>	1987
<b>ROOF:</b>	Asphalt shingles
<b>ACREAGE:</b>	.18± Acres
<b>PARKING:</b>	Asphalt paved parking lot
<b>ZONING:</b>	C2
<b>SALES PRICE: \$125,000</b>	



# MAPS

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