

6110 Watson Boulevard  
Byron, GA 31008  
Peach County

**\$639,000**  
**INVESTMENT PROPERTY**



## BUILDING + PAD SITE

- 4,900 SF office-warehouse situated on  $\pm 0.81$  acre + additional  $\pm 0.87$  acre pad ready lot (approved for 9,000 SF building)
- **Existing building leased to Fastenal providing \$3,150 per month income to owner (less property taxes and insurance)**
- Public water and septic tank
- Curb cut at median on Highway 247 Connector
- Detention and paved parking
- Less than 1 mile from Interstate 75 (Exit 146)

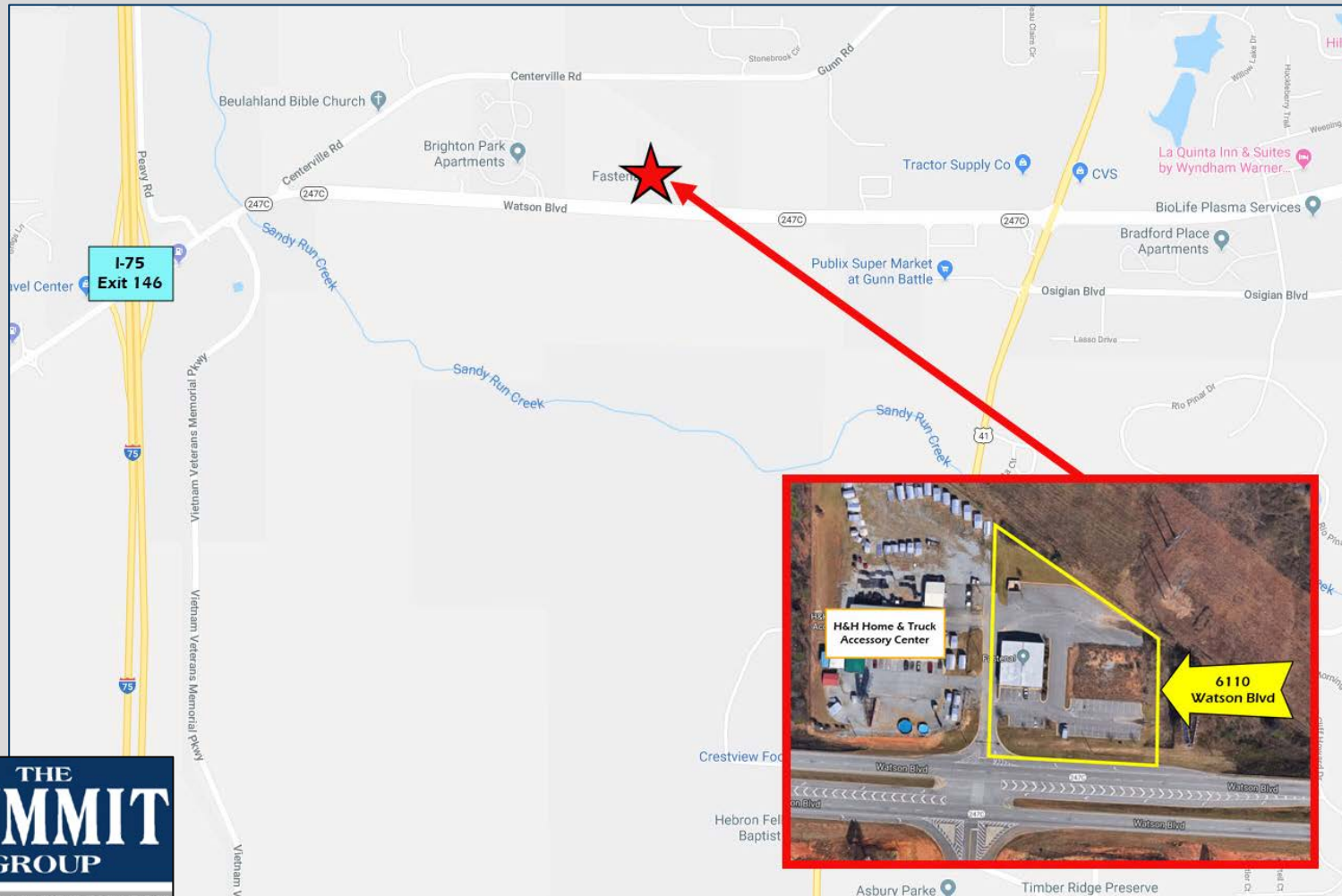


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