

504 Osigian Boulevard, Suites 3 & 4
Warner Robins, GA 31088
Houston County

\$425,000
WEST TOWNE PARK OFFICE



- 2,060 SF
- Fully leased (NOI = \$40,830.00; Cap Rate = 9.5%)
- Includes waiting area, eleven offices, break room and two restrooms
- Zoned C-2 (Commercial)
- Condo association/CAM fees \$ 100/mo (total for both suites)
- Excellent high traffic location off Watson Boulevard
- Less than 3 miles to Interstate 75 (Exit 146)



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **KEVIN HARKINS** | Cell (478) 338-0623 | kharkins@thesummitgroupmacon.com

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Rent Roll a/o April 2024

Suite	SF	Rent	
101	136	\$450	
102	82	\$400	
103	82	\$425	
104	82	\$425	
105	82	<i>Vacant (supply room)</i>	
106	100	\$475	
107	87	\$425	
108	87	\$425	
109	87	\$425	
110	87	\$425	
111	95	\$475	

INCOME & EXPENSE STATEMENT

Gross Annual Income		\$52,200.00	
EXPENSES			
Association fees	\$1,200.00		
Electricity	\$3,600		
Internet	\$1,980.00		
Property Insurance	\$1,350.00		
Property Taxes	\$2,400.00		
Water/sewer	\$840.00		
		<u>(\$11,370.00)</u>	
NET OPERATING INCOME			<u>\$40,830.00</u>



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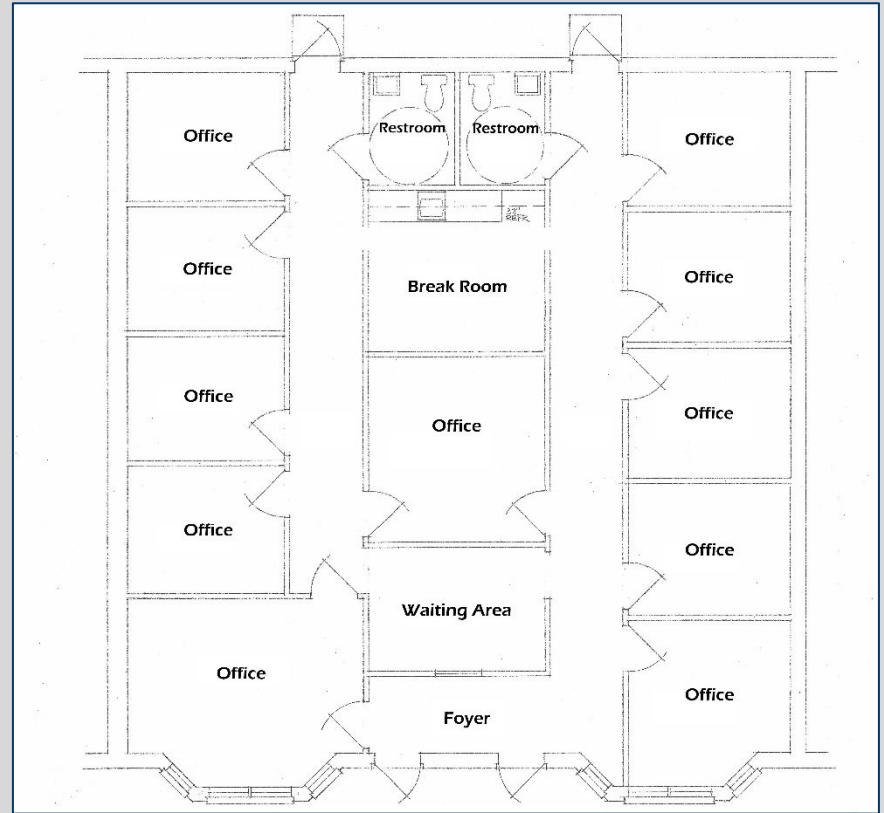


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