

**FOR SALE**  
**BANK**  
**OWNED**

# Owner User Office Building

With Existing Rental Income

1201 McDonough Parkway, McDonough, GA 30253



## DESCRIPTION

- PROPERTY:** The Building has a rental income of \$25,200 per year through 2012. The available office space is 7,326 SF.
- LOCATION:** The building is located approximately 1-1<sup>1</sup>/<sub>4</sub> mile west of McDonough's Downtown Square, at the intersection of Jonesboro Road and McDonough Parkway. It is contiguous to Carriage Gate Shopping Center. It is within the McDonough city limits.
- FRONTAGE:** The property fronts McDonough Parkway.
- ASKING PRICE:** \$275,000 (\$29/Square Foot)
- SIZE:** Total Building size: 9,426 square feet
- UTILITIES:** All utilities are available to the property
- LAST SALE:** Last sold in May, 2007 for \$118 per square foot
- YEAR BUILT:** The building was built in 2004



## EXCLUSIVELY MARKETED BY



**WILLIAM R. JOHNSON, CCIM**  
Senior Vice President  
bjohnson@richardbowers.com

**ANTHONY LOIS**  
Vice President  
alois@richardbowers.com

**ALISON GARLAND**  
Marketing Coordinator  
agarland@richardbowers.com

404.816.1600  
www.richardbowers.com

