

Specialty
Auto Repair
FOR SALE

±3,437 SF

3393 Memorial Drive

Decatur, GA 30032



Property Highlights

- Price: \$275,000.00 / \$80.00 PSF
- Owner User or Investment: 8.5% CAP
- **Located in Tax Allocation District!**
- Two Building Total: ± 3,437 SF on ± 0.60 Acres
- Tenant in Place for past 16 years; Month-to-Month
- Main Building: ±1,925 SF; 2 Bays, Office, Canopy Roof, Fenced Lot; Year Built, 1962
- Rear Building: ±1,512 SF, 3 Bays, Year Built, 1962
- Includes Rear Trailer & Container
- Garage Income: \$1,400.00 per month
- Billboard Income: \$ 543.00 per month
- Frontage: 104 feet on Memorial Drive; 2 Curb Cuts
- Zoning: C-1 (Commercial)
- Parking: 20 Surface Spaces
- Traffic Count: 22,500 cars per day along Memorial Drive

Exclusive Agent:

Angela Moore

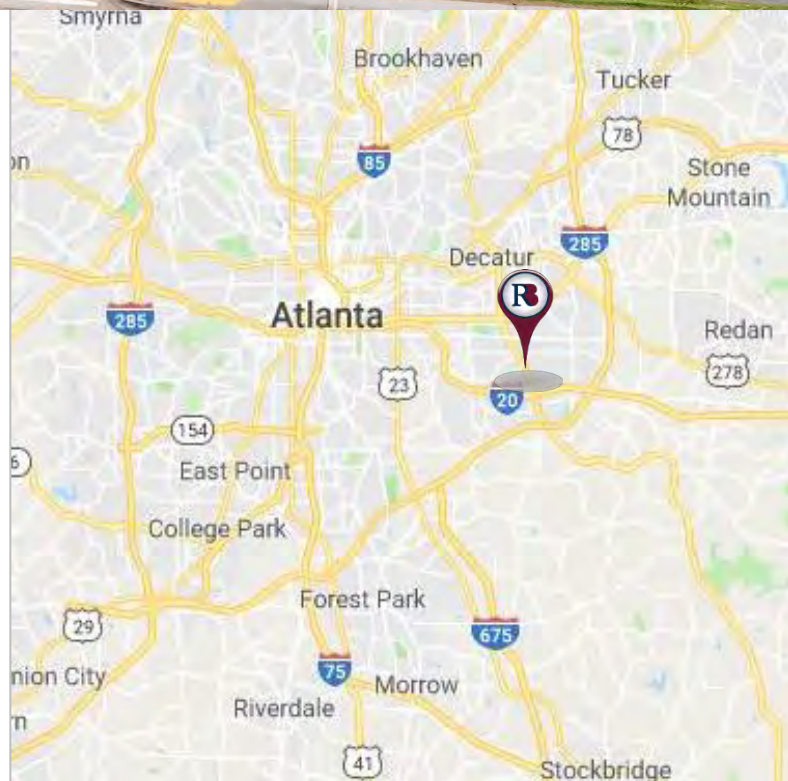
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Aerial



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Photos



Main Building- Front & Canopy



Main Building Front- Right



Main Building Front- Left, Container & Billboard



Main Building Side, Rear & Billboard



Main Building- Left; Building B- Front



Building B- Front & Trailer

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