

# Investment Property for Sale

Carrollton, GA



ID # 1120

Commercial Real Estate and Investments



Purchase Price: \$695,000

## PROPERTY HIGHLIGHTS:

- Address: 496 Bankhead Hwy, Carrollton, GA 30117
- Acres: 1.38±
- ½ Acre grass lot included (located in the rear)
- Zoning: C-2 General Commercial
- Square Footage: 7,200± sq. ft.
- 3,900 sq. ft. of shop area
- Built in 1970
- 42 Parking Spaces
- 2 Drive-In Doors
- 181± Ft. of road frontage on Bankhead Hwy
- 1± Mile from Downtown Carrollton
- High Traffic Count: 16,350 VPD
- Leased to El Patron Automotive, LLC



This marketing package is based upon information obtained from sources believed to be accurate. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors and omissions, change of sale price or lease price, and any other conditions related to this listing. It is the responsibility of the recipient of this information to independently confirm its accuracy and completeness.

### For more information contact:

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