

1336 Columbia Drive, Decatur, Georgia 30032

Executive Summary

LOCATION: The property is located at Columbia Drive and Memorial Drive.
Decatur, Dekalb County, Georgia
Parcel ID – 15-0200-05-020



SIZE: 5,872 +/- square feet
SALES PRICE: \$649,000
EXPANSION POSSIBILITY: 3,200 SF +/- Front Expansion Possible (See Attached Plan)
UTILITIES: All utilities are available in quantities sufficient to service the property.
ZONING: C-1
GOVERNMENTAL JURISDICTION: DeKalb County
FRONTAGE: 150 feet on Columbia Drive
OF SUITES: Three (3)
Suite A – 2,880 Square Feet (available)



Suite B – 2,100 Square Feet (leased)



Suite C – 892 Square Feet (leased)



**CURRENT LEASE
INCOME:**

Suite B through March 31, 2016 - \$1,814.75 / month (\$21,777 / year
w/3% annual escalation)

Suite C through October 31, 2010 - \$955.18 / month (\$11,462 / year)

YEAR BUILT:

1962

PARKING SPACES:

(42) Forty-Two (Three [3] Covered)



TAXES: \$8,507 (2007)
ACRES: 1.41
TRAFFIC COUNTS: 19,580 – 2007 AADT



Columbia Drive facing South next to Bank of America



Columbia Drive facing North

CONTACT: Philip C. Covin
Alan Joel Partners, Inc.
pcovin@alanjoelpartners.com
404-869-2629

Alan L. Joel, CCIM
Alan Joel Partners, Inc.
ajuel@alanjoelpartners.com
404-869-2602

For more details please visit:
www.alanjoelpartners.com

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