

# FOR SALE

CARROLLTON GA



## 826 Bankhead Highway, Carrollton, GA 30117

- 1 Owner Auto Sales | Used Car Dealership
- 2 Buildings with a combined total of 2,552 SF
- .83 acres
- Property sits between Wells Fargo Bank and The Crafty Crab on Bankhead Highway
- **List Price: \$485,000.00**

This information is subject to the Identification of the Parties, Disclaimer, and Confidentiality statements on the second page of this document. If you do not have such a page, call 770-256-8669 and a replacement page will be provided.

**Veronica Lee, MBA**

Associate Broker

770.256.8669

**Jane H. Sauls, CCIM**

Broker

770.328.2379

**Luke Sauls**

Broker

770.841.4591

veronica@westgeorgiacommercial.com jane@saulsstoragegroup.com luke@saulsstoragegroup.com

Commercial Realty Services of West Georgia | [www.westgeorgiacommercial.com](http://www.westgeorgiacommercial.com)

# FINANCIAL ANALYSIS



## RENT ROLL

Tenant	Square Footage	Lease Term	Monthly Base Rent	Annual Rent Per SF
1 Owner Auto Sales	2,552	Month-to-Month	\$1,600.00	\$19,200.00

## NET OPERATING INCOME

Rental Revenue	\$19,200.00
Total Income	\$19,200.00
Expenses	
Property Insurance (Estimated)	\$1,200.00
Property Taxes (2023)	\$3,001.97
Total Expenses	\$4,201.97
Net Operating Income	\$14,998.03

Veronica Lee, MBA

Associate Broker

770.256.8669

veronica@westgeorgiacommercial.com

Jane H. Sauls, CCIM

Broker

770.328.2379

jane@saulsstoragegroup.com

Luke Sauls

Broker

770.841.4591

luke@saulsstoragegroup.com

Commercial Realty Services of West Georgia | [www.westgeorgiacommercial.com](http://www.westgeorgiacommercial.com)

# PROPERTY LOCATION



**Veronica Lee, MBA**

Associate Broker

770.256.8669

[veronica@westgeorgiacommercial.com](mailto:veronica@westgeorgiacommercial.com)

**Jane H. Sauls, CCIM**

Broker

770.328.2379

[jane@saulsstoragegroup.com](mailto:jane@saulsstoragegroup.com)

**Luke Sauls**

Broker

770.841.4591

[luke@saulsstoragegroup.com](mailto:luke@saulsstoragegroup.com)

# PHOTOS



**Veronica Lee, MBA**

Associate Broker

770.256.8669

[veronica@westgeorgiacommercial.com](mailto:veronica@westgeorgiacommercial.com)

**Jane H. Sauls, CCIM**

Broker

770.328.2379

[jane@saulsstoragegroup.com](mailto:jane@saulsstoragegroup.com)

**Luke Sauls**

Broker

770.841.4591

[luke@saulsstoragegroup.com](mailto:luke@saulsstoragegroup.com)

Commercial Realty Services of West Georgia | [www.westgeorgiacommercial.com](http://www.westgeorgiacommercial.com)

# CARROLLTON, GA



Located about an hour west of Atlanta, the City of Carrollton, GA is a thriving small town with surprisingly big appeal. From a rich and colorful local arts scene to an uncommon variety of outdoor amenities, the city truly offers something for everyone. Add in two colleges bursting with their own activities and classes, a host of locally-owned restaurants and shops, and a calendar full of lively events, and it's easy to see that the City of Carrollton is Altogether Original.

<https://carrolltonga.com/about/>

**Veronica Lee, MBA**

Associate Broker

770.256.8669

[veronica@westgeorgiacommercial.com](mailto:veronica@westgeorgiacommercial.com)

**Jane H. Sauls, CCIM**

Broker

770.328.2379

[jane@saulsstoragegroup.com](mailto:jane@saulsstoragegroup.com)

**Luke Sauls**

Broker

770.841.4591

[luke@saulsstoragegroup.com](mailto:luke@saulsstoragegroup.com)

Commercial Realty Services of West Georgia | [www.westgeorgiacommercial.com](http://www.westgeorgiacommercial.com)