

6714 GA-85, RIVERDALE, GA 30274

FOR SALE: \$995,000 | 7% CAP RATE | 76% LEASED



## PROPERTY HIGHLIGHTS

- ▶ 12,800 SF office/reatil building
- ▶ High yielding, value add opportunity
- ▶ Recently renovated
  - ▶ Paint, Flooring, HVAC
- ▶ Elevator for ADA access
- ▶ 18 individual suites of varying sizes
- ▶ Updated restrooms on each floor
- ▶ Located on main junction
  - ▶ Average daily traffic: 48,100
- ▶ Multiple access points



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