

FOR SALE

615 N WALL STREET

OWN YOUR OWN PROPERTY
WITH ADDITIONAL REVENUE
STREAMS | RETAIL/
INDUSTRIAL/ FLEX SPACE

Calhoun, GA 30701

PRESENTED BY:

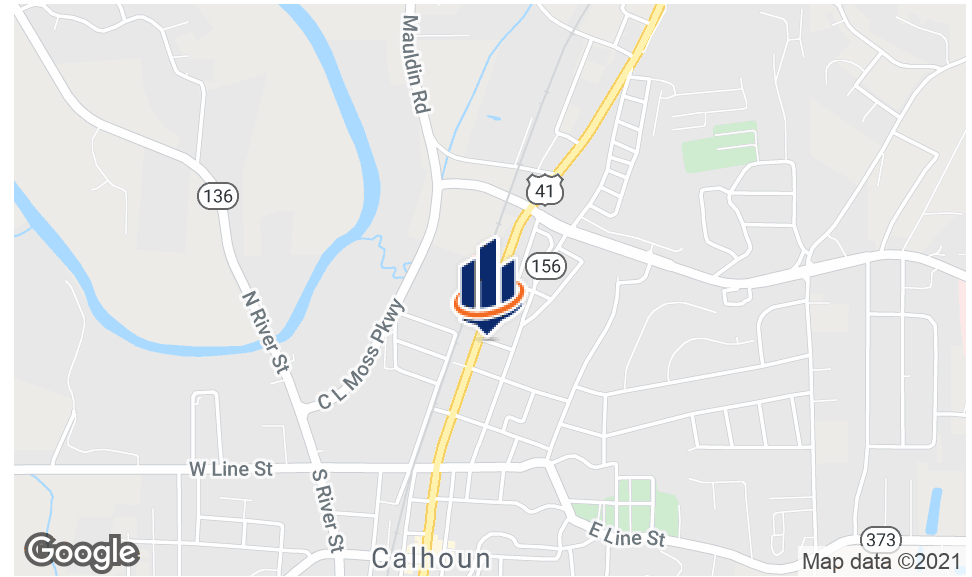
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OFFERING SUMMARY

SALE PRICE:	\$295,000
BUILDING SIZE:	17,500 SF
LOT SIZE:	1.14 Acres
PRICE / SF:	\$16.86
YEAR BUILT:	1953
ZONING:	R2
MARKET:	Atlanta MSA
SUBMARKET:	Calhoun
APN:	C23 140
VIDEO:	View Here

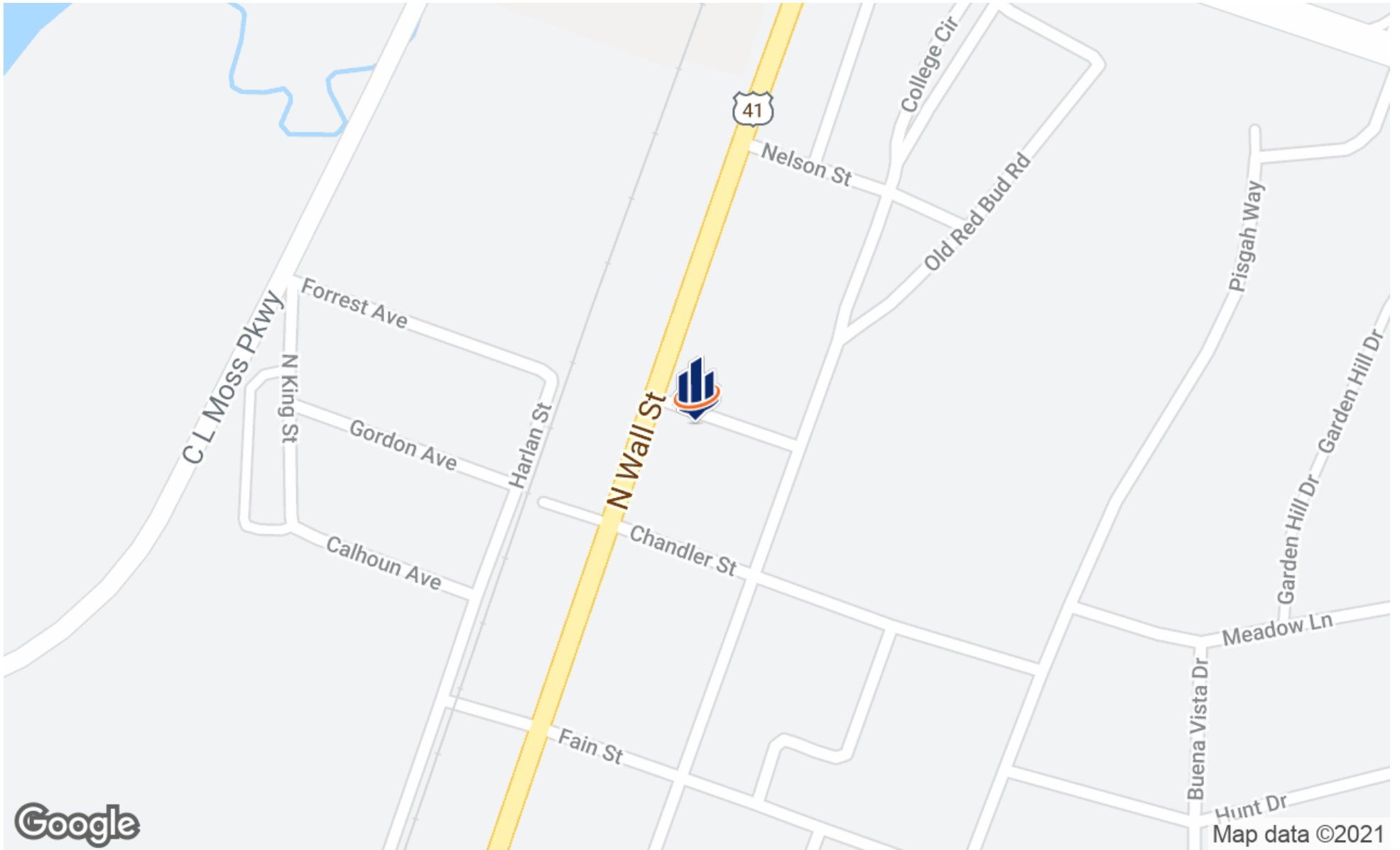
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PROPERTY OVERVIEW

SVN Creviston Realty Inc. is pleased to present for sale 615 N Wall Street. Total of 3 commercial buildings. One was a former retail store. Potential office, warehouse, or retail store. Storage space. 30 X 50 Warehouse, loading dock, 1 Drive -In, 3 bathrooms, 4 offices. Income: \$400 a month.

PROPERTY HIGHLIGHTS

- Near Downtown Calhoun
- Sprinkler System
- HVAC 2 Years Old
- High Traffic Count
- Brick Construction
- Dock Doors



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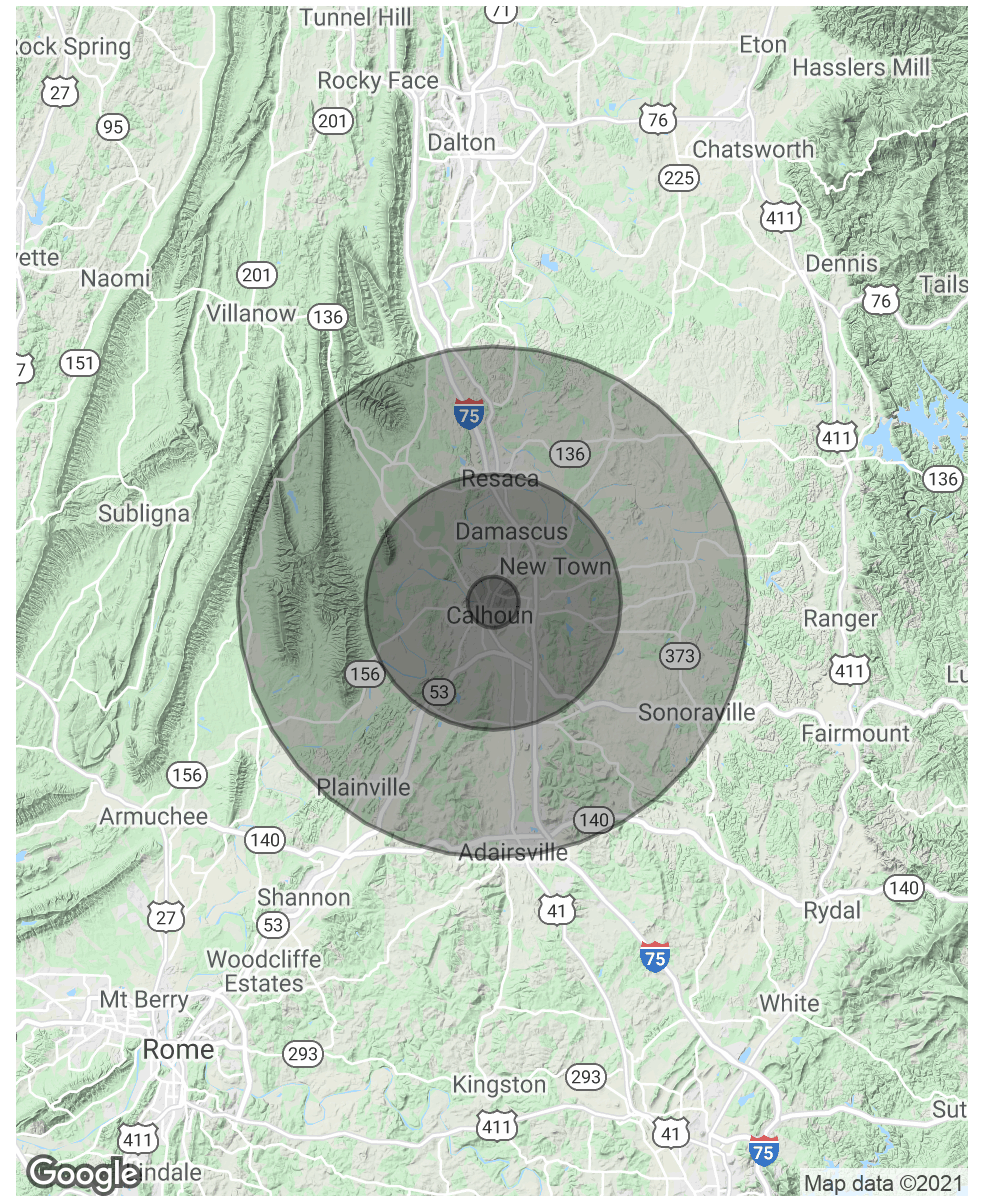
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,668	27,556	58,631
AVERAGE AGE	35.1	34.5	35.2
AVERAGE AGE (MALE)	33.8	33.0	33.5
AVERAGE AGE (FEMALE)	37.3	36.6	36.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	618	9,929	20,869
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$46,965	\$46,742	\$50,040
AVERAGE HOUSE VALUE	\$151,527	\$156,988	\$160,146

* Demographic data derived from 2010 US Census



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