

RETAIL FOR SALE

CANTON STREET 2 PROPERTY PORTFOLIO

1132 & 1124 Canton St., Roswell, GA 30075



OFFERING SUMMARY

SALE PRICE:	\$2,200,000
NUMBER OF UNITS:	2
LOT SIZE:	(2) Approx. .35 acre lots TTL=0.7 Acres
BUILDING SIZE:	Addresses: 1132 Canton=1896 SF 1124 Canton=1538 SF
SUBMARKET:	Roswell-Canton St.

PROPERTY OVERVIEW

Two adjoining properties in the heart of Canton St in Roswell

PROPERTY HIGHLIGHTS

- Heart of the bustling Canton St experience
- 2 Property Portfolio sold together as a package only
- 1132 & 1124 Canton St
- Income producing
- Quality long-term tenants-each with 2 year remaining leases in place
- Lots of Parking on site
- Canton St and Long Circle access-Two curb cut access driveways
- Corner Lot

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

SCOTT MORCHOWER
Director, Associate Broker
O: 678.495.1852
C: 770.310.9575
smorchower@kw.com
GA #334182

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

CANTON STREET 2 PROPERTY PORTFOLIO

1132 & 1124 Canton St., Roswell, GA 30075



KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

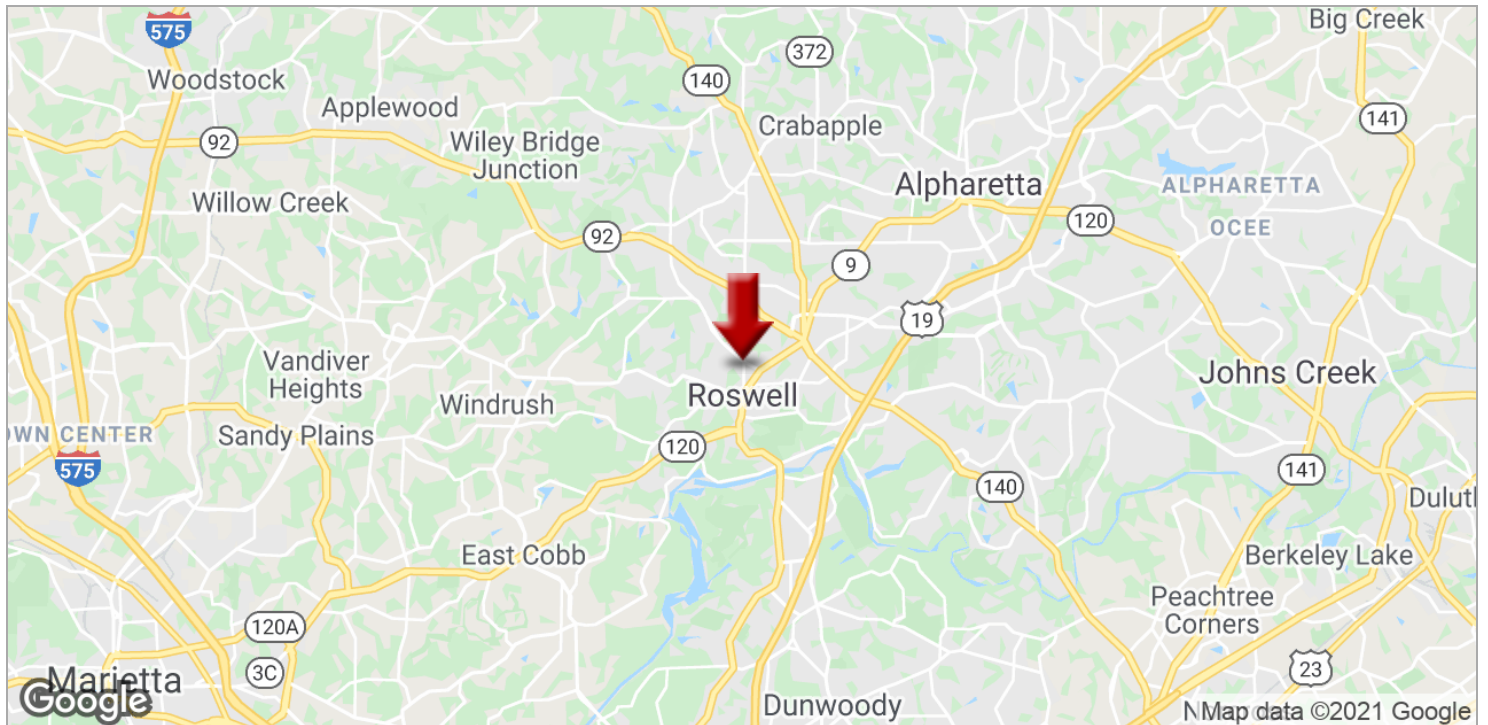
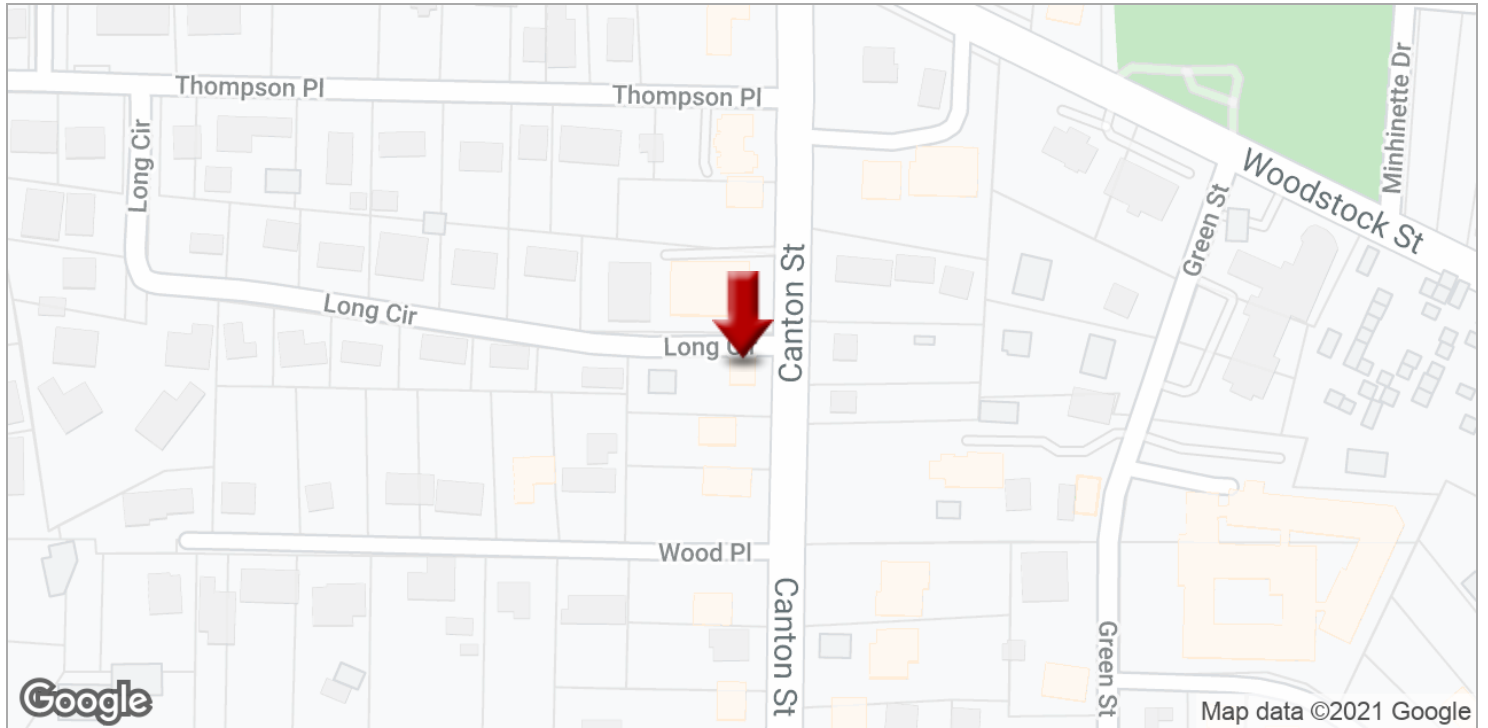
SCOTT MORCHOWER
Director, Associate Broker
O: 678.495.1852
C: 770.310.9575
smorchower@kw.com
GA #334182

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

CANTON STREET 2 PROPERTY PORTFOLIO

1132 & 1124 Canton St., Roswell, GA 30075



KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

SCOTT MORCHOWER
Director, Associate Broker
O: 678.495.1852
C: 770.310.9575
smorchower@kw.com
GA #334182

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.