



## 3,600+/- s.f. Commercial Building

FOR SALE OR LEASE

4652 B Jonesboro Road  
Forest Park, GA 30297

### PREPARED BY:

**Coldwell Banker Commercial**  
Metro Brokers

Butch Springer, CCIM  
678-320-4800  
Butchspr@gmail.com

EXECUTIVE SUMMARY

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The Property

4652 B Jonesboro Road  
Forest Park, GA 30297

PROPERTY SPECIFICATIONS

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<b>Property Type:</b>	Commercial Building
<b>Building:</b>	3,600+/- s.f.
<b>Land:</b>	0.259+/- Acres
<b>Tax ID:</b>	13048D A017
<b>2019 Taxes:</b>	\$2,533.21
<b>Zoning:</b>	General Business

SALE PRICE

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<b>Sale Price:</b>	\$299,000
<b>Price per s.f.:</b>	\$83.06

LEASE PRICE

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<b>Monthly Lease:</b>	\$2,400
<b>Price per s.f.:</b>	\$8



Property Description

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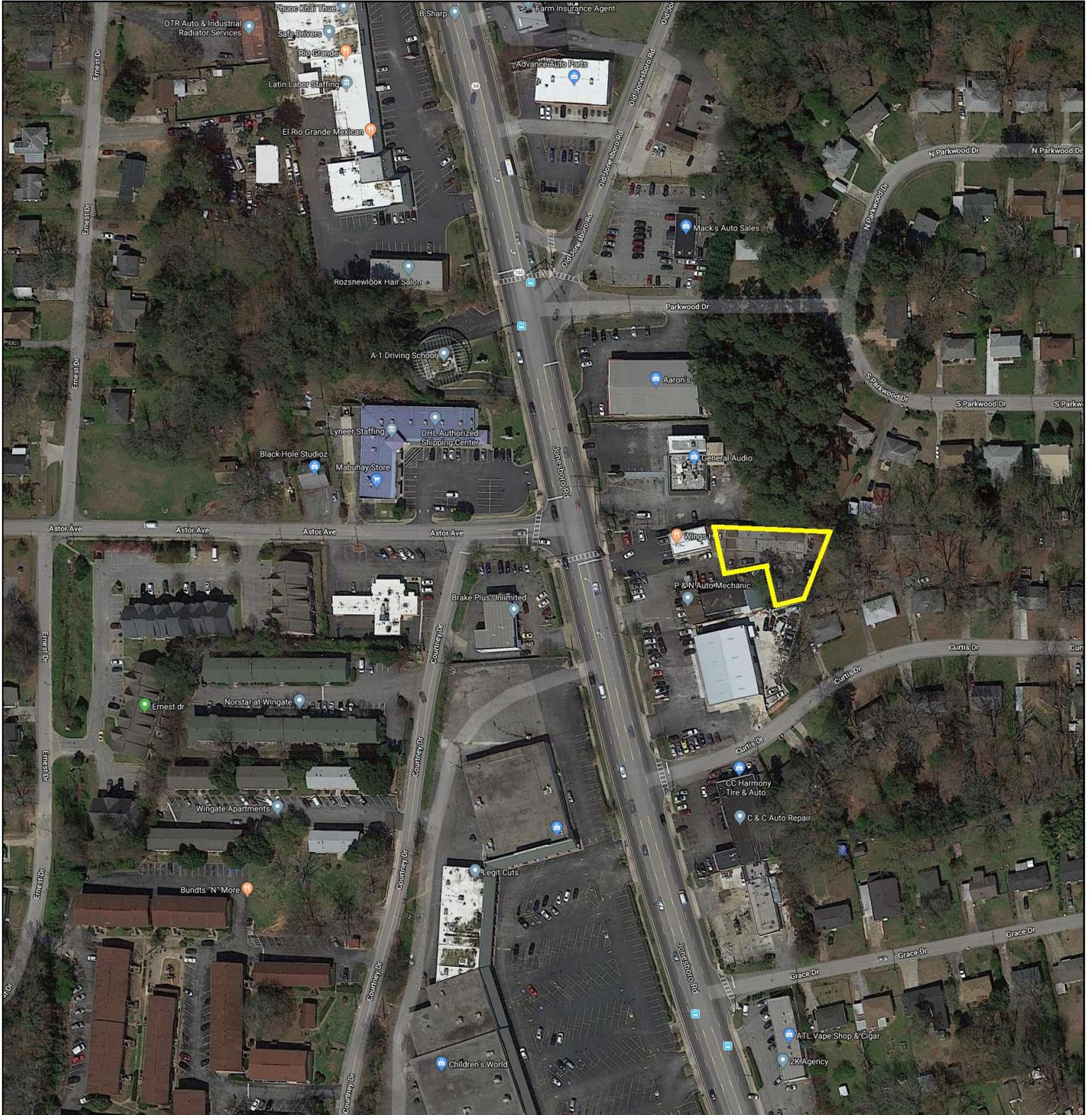
Newly Refurbished 3,600+/- s.f. commercial building on Jonesboro Road in Forest Park. Approx. 1,200 s.f. of Office/Showroom Space & Approx. 2,500 s.f. of Warehouse Space. New Paint inside and outside, New 3-Ton HVAC System and Flooring in Front Office Area, New Bathroom Fixtures, New Water Heater, New Forced Air Heater in Back, Newly Refreshed Roof, New LED lighting throughout, Newly Topped Parking Lot, New Security Fencing. Roll up door in Rear, 3-Phase Power to Building and Business Sign located at the Street. Centralized location with easy directions to I-285, I-75 & I-675. This property is located in an established high traffic corridor just moments from the Fort Gillem redevelopment, Clayton State University, State and National Archives and a plethora of residences and businesses. This great building has many potential commercial uses, look at the photos and call for a showing!

Location Highlights

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- Easy Access to I-75 and I-285
- High Exposure Location
- Approximately 11 Miles to Downtown Atlanta
- Close Proximity to Many Other Area Businesses

AERIAL



PHOTOS

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Front Part of Building with Main Entrance

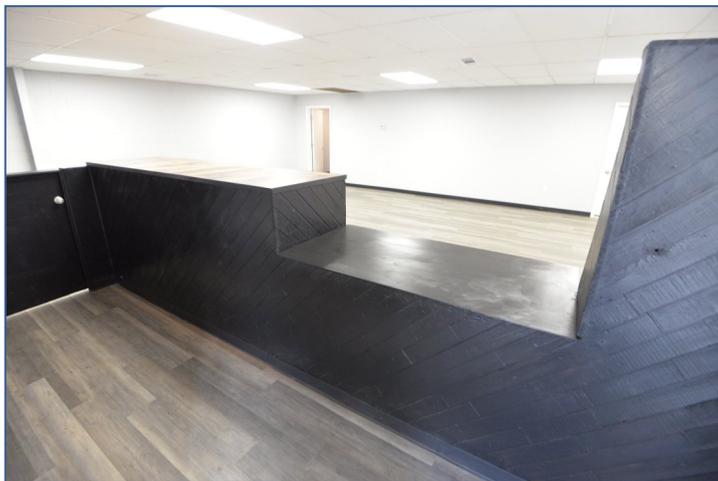


Rear of Building with Roll Up Door



Fenced Parking Area

PHOTOS



Front Counter



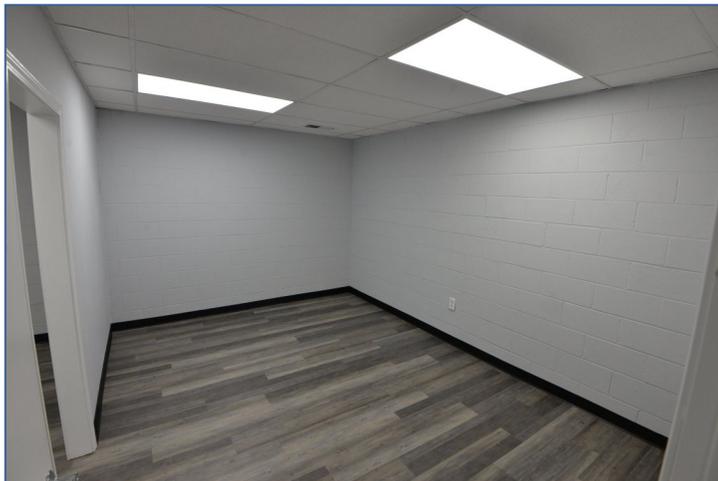
Front Counter



Main Office Area



Main Office Area



Separate Offices



Front Restroom

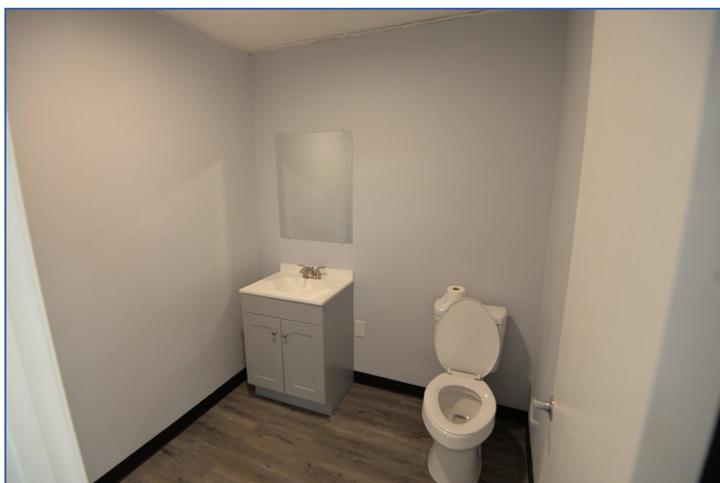
PHOTOS



Central Section of Building



Central Section of Building



Rear Restroom



Rear Section of Building

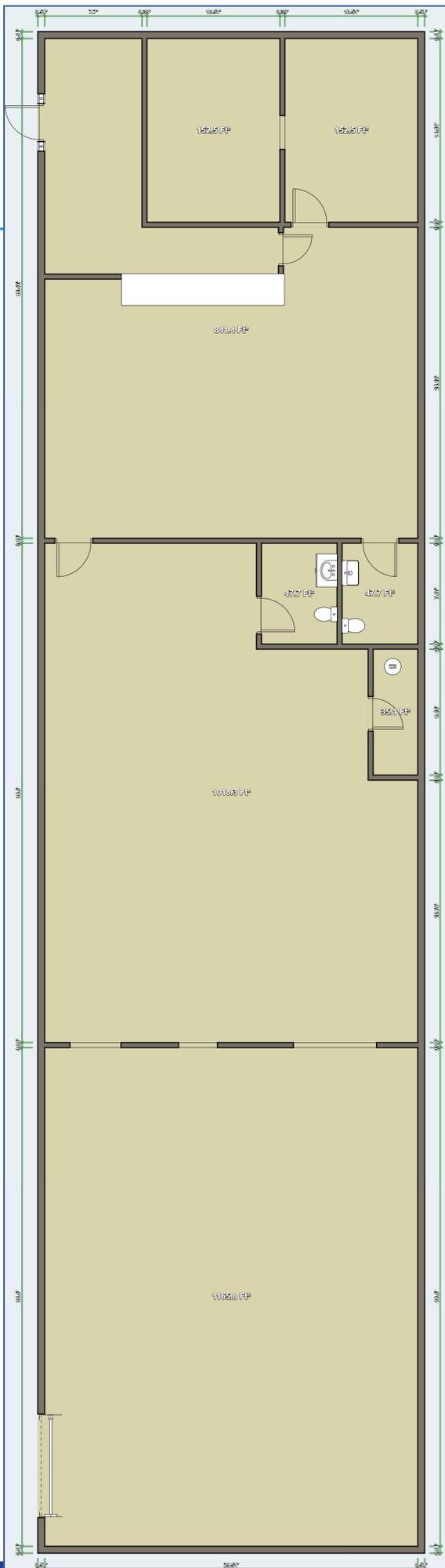


Rear Section of Building



Rear Section of Building

LAYOUT

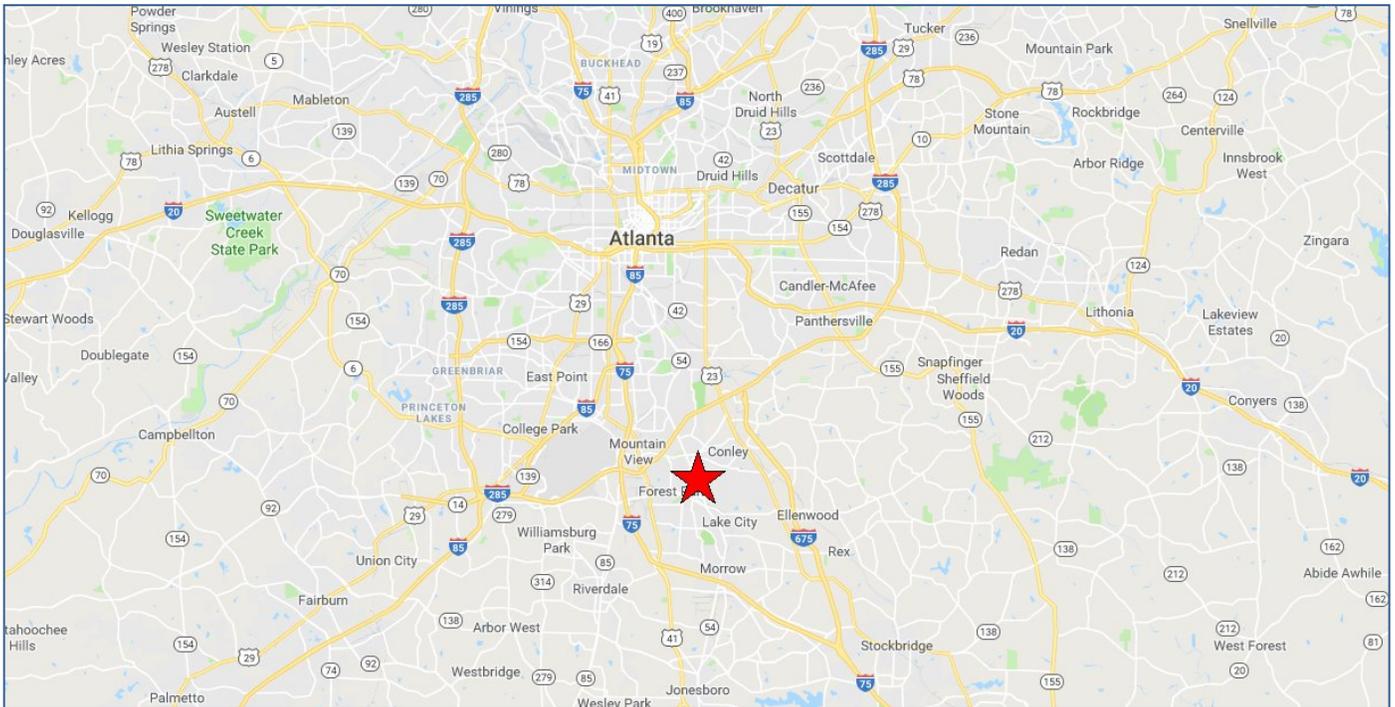
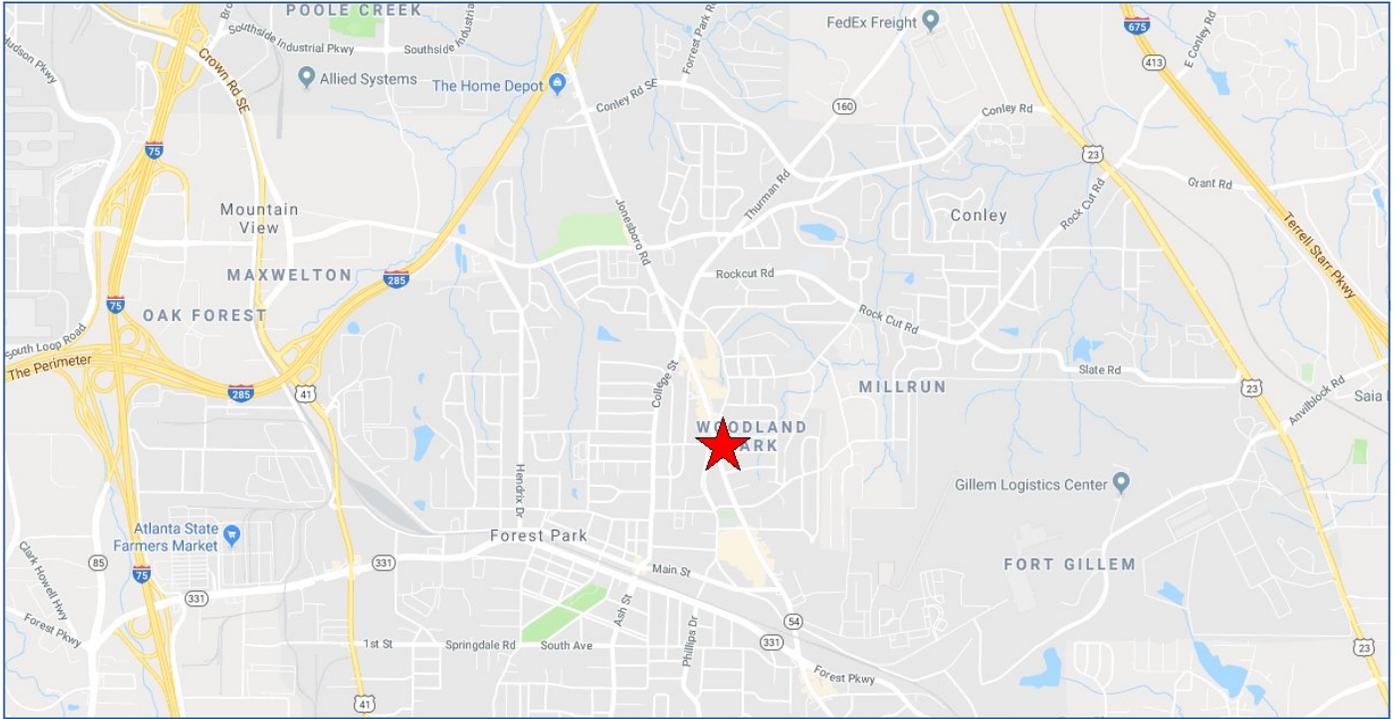


Approximately 1,200 s.f.  
Heated and Cooled Office  
Space

Approximately 1,200 s.f.  
Central Warehouse Area  
with Restroom and Utility  
Closet.

Approximately 1,200 s.f.  
Rear Warehouse Area with  
Roll Up Door

MAPS



Agent profile



## Butch Springer, CCIM

Associate Broker  
Coldwell Banker Commercial Metro Brokers  
1401 Highway 20 W McDonough, GA 30253

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Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 million.

**1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate.** 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

**2005 – 2008: Metro Brokers GMAC Real Estate. As** Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

**2008 – 2014: Springer and Associates Real Estate** was formed and focused largely on lender-owned as well as investment based properties.

**2015 – present:** Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

Confidentiality Statement

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**For more information, please contact:**

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.