



## PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to present a multi-tenant medical office building for sale in Canton, GA. The property is located in an established office park with other medical uses. The building consists of 6 tenants paying under market rents. The ideal buyer is an owner-user who would like to use the building for its practice in the near future or an investor who understands a Value-Add opportunity with market rents well above existing rents. This is a steel, brick construction with concrete floors, elevator access for all suites and access to parking from both sides. Priced well below replacement costs, this asset has plumbing in most exam rooms. Shown by appointment only. Please do not disturb the tenants.

## PROPERTY HIGHLIGHTS

- 11,153 SF Medical Office Building
- Below Replacement Cost
- Short Term Leases Multi-tenant Building
- Parking and Upgraded Elevator
- Ideal for Owner Occupant

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,250,000
<b>Number of Units:</b>	6
<b>Lot Size:</b>	1.167 Acres
<b>Building Size:</b>	11,153 SF
<b>NOI:</b>	\$127,887.00
<b>Cap Rate:</b>	5.68%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	2,405	19,539	60,524
<b>Total Population</b>	5,111	52,861	164,522
<b>Average HH Income</b>	\$48,051	\$86,126	\$103,206

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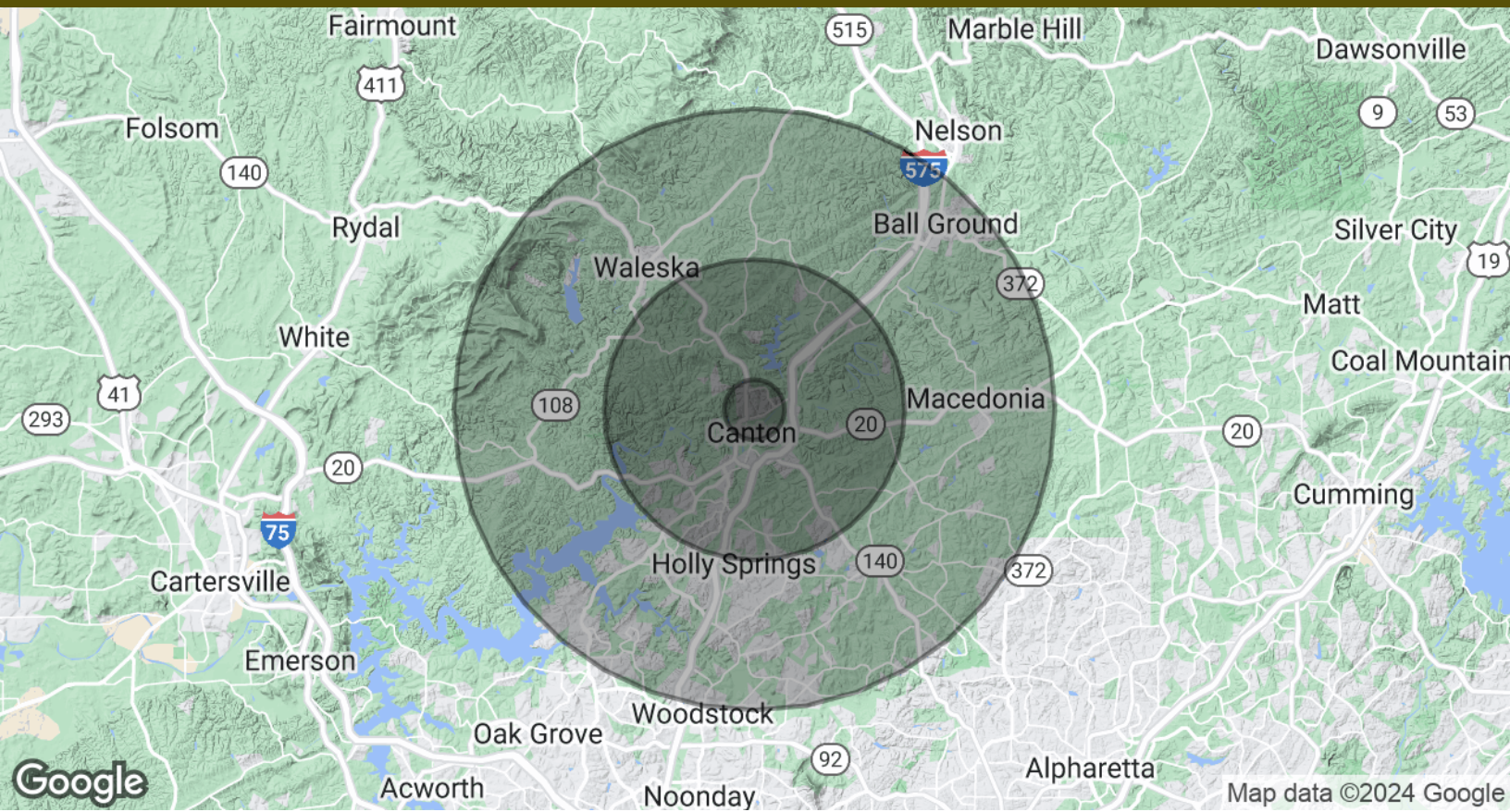


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Population</b>	5,111	52,861	164,522
<b>Average Age</b>	32.8	39.0	40.5
<b>Average Age (Male)</b>	31.0	38.0	39.7
<b>Average Age (Female)</b>	37.4	39.3	41.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Households</b>	2,405	19,539	60,524
<b># of Persons per HH</b>	2.1	2.7	2.7
<b>Average HH Income</b>	\$48,051	\$86,126	\$103,206
<b>Average House Value</b>	\$187,611	\$257,396	\$295,349

\* Demographic data derived from 2020 ACS - US Census

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