

Income Producing Property 154 Roberson Mill Rd * Milledgeville, GA



- Size:** 12,600 sf
- Lot Size:** 1.54 acres
- Frontage:** 230'
- Zoning:** Community Commercial
- Utilities:** All utilities available
- Traffic:** 22,850 vehicles per day
- Built:** 1987, remodeled in 1995
- Parking:** 80 spaces
- Notes:** 2008—new roof, 2010—new HVAC (2)
2011—lobby tiled
2012—parking lot resurfaced
2013—new HVAC (3), exterior paint, installed phone stations

Tenant has been occupying this building for 36 years. Tenant pays utilities and janitorial. Landlord pays taxes, insurance and maintenance.

Financials on reverse.



Sale Price: \$795,000

Contact Trip Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421
trip@fickling.com or patty@fickling.com
See detailed property information at www.Fickling.com



A Full Service Real Estate Company

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2016 DEMOGRAPHICS			
	5 Mile	10 Mile	20 Mile
Population	30,856	50,083	90,144
Median Age	31.3	35.9	38.8
Average HH Income	\$45,924	\$48,836	\$52,395



Year 2015	
Tenant: Dept of Family & Children Services	
Lease Term: 5 years/1 remaining	
Income	Annually 111,600.00
Expenses	
Taxes	6,786.00
Insurance	2,558.00
Maintenance	8,389.00
Total Expenses	17,733.00
Net Operating Income	93,867.00

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company