



Office Building » For Sale

Baker Street Office Portfolio

4174 BAKER STREET NE, COVINGTON, GA 30014

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200

Gainesville, GA 30501

O: 770.532.9911

RUSSELL DYE

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OTIS RYLEE

Sales Associate

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Executive Summary

BAKER STREET OFFICE PORTFOLIO
4174 Baker Street NE, Covington, GA 30014



OFFERING SUMMARY

Sale Price: \$600,000

Price / SF: \$82.34

Lot Size: 0.9 Acres

Building Size: 7,287 SF

Market: Outlying Area

PROPERTY HIGHLIGHTS

- Two brick office buildings for sale
- 4174 - 3,387+/-SF 100% occupied by Comas & Associates
- 4186 - 3,900+/-SF 100% occupied by State Probation Office
- 0.90+/- Acre site
- Commercial zoning
- Located near established office/medical users
- Less than 1.5 miles to I-20
- Available as a pair or as a portfolio of 12 government-leased offices
- DO NOT APPROACH OR DISTURB TENANTS

Additional Photos

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All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

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REAL ESTATE

4189 Baker Street Photos

BAKER STREET OFFICE PORTFOLIO
4174 Baker Street NE, Covington, GA 30014

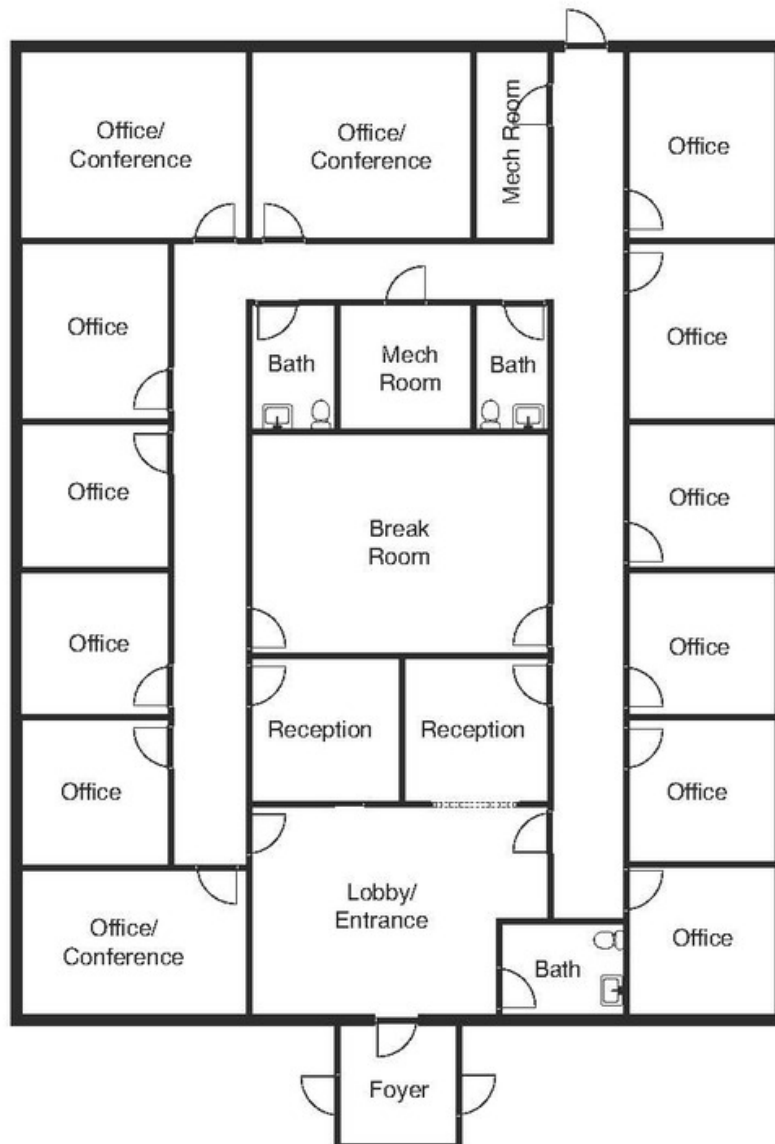


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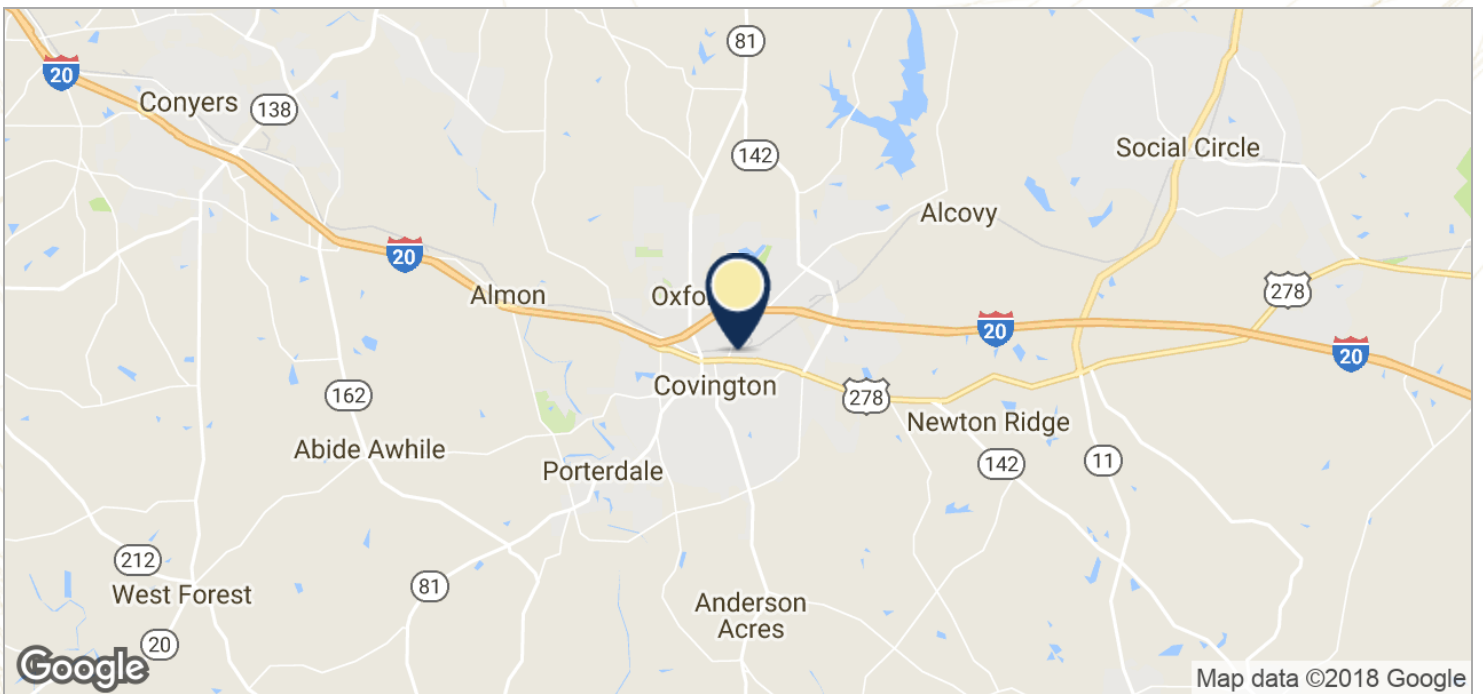
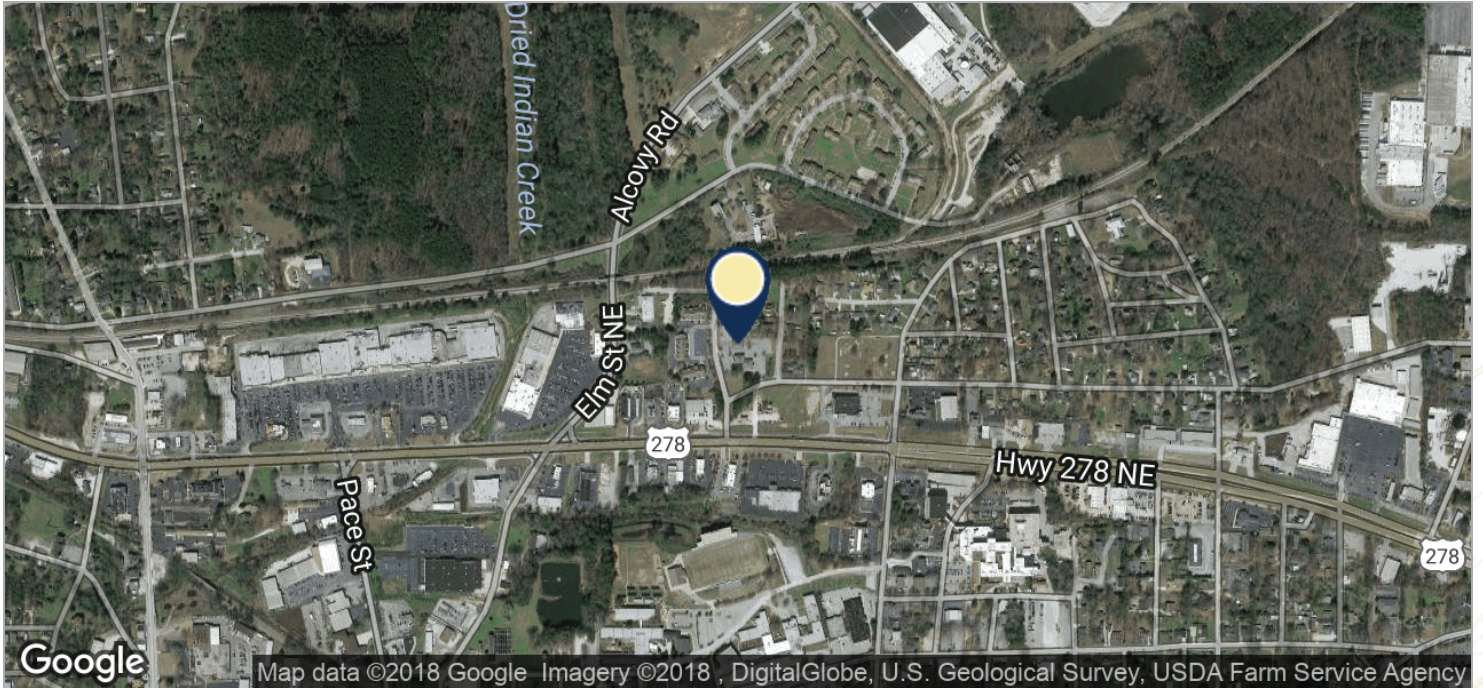
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4174 Baker Street



Location Maps

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Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



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