

FOR SALE: 4121 & 4122 Oakwood Village Oakwood, GA 30566



- **Commercial investment portfolio consisting of two income-producing properties**
- **Asking price: \$2,950,000**
- **Long-term tenant in place with leases extending through 12/31/2034**
- **Current cap rate: 5.63%**
- **2026 Pro forma cap rate: 8.26%**
- **Strong, established tenant with lease stability**
- **Well-maintained and remodeled properties**
- **Both properties zoned R-2**
- **Building sizes: Each building is 4,364 +/- SF.**
- **Parcel sizes: 0.67 acres and 0.58 acres**
- **Stable rental income**
- **Excellent opportunity for an investor seeking steady income and long-term tenancy**

THE MARY MOELLER & BRYANT GREEN TEAM BERKSHIRE HATHAWAY

Mary.Moeller@bhhsgeorgia.com and BryantGreenTeam@yahoo.com

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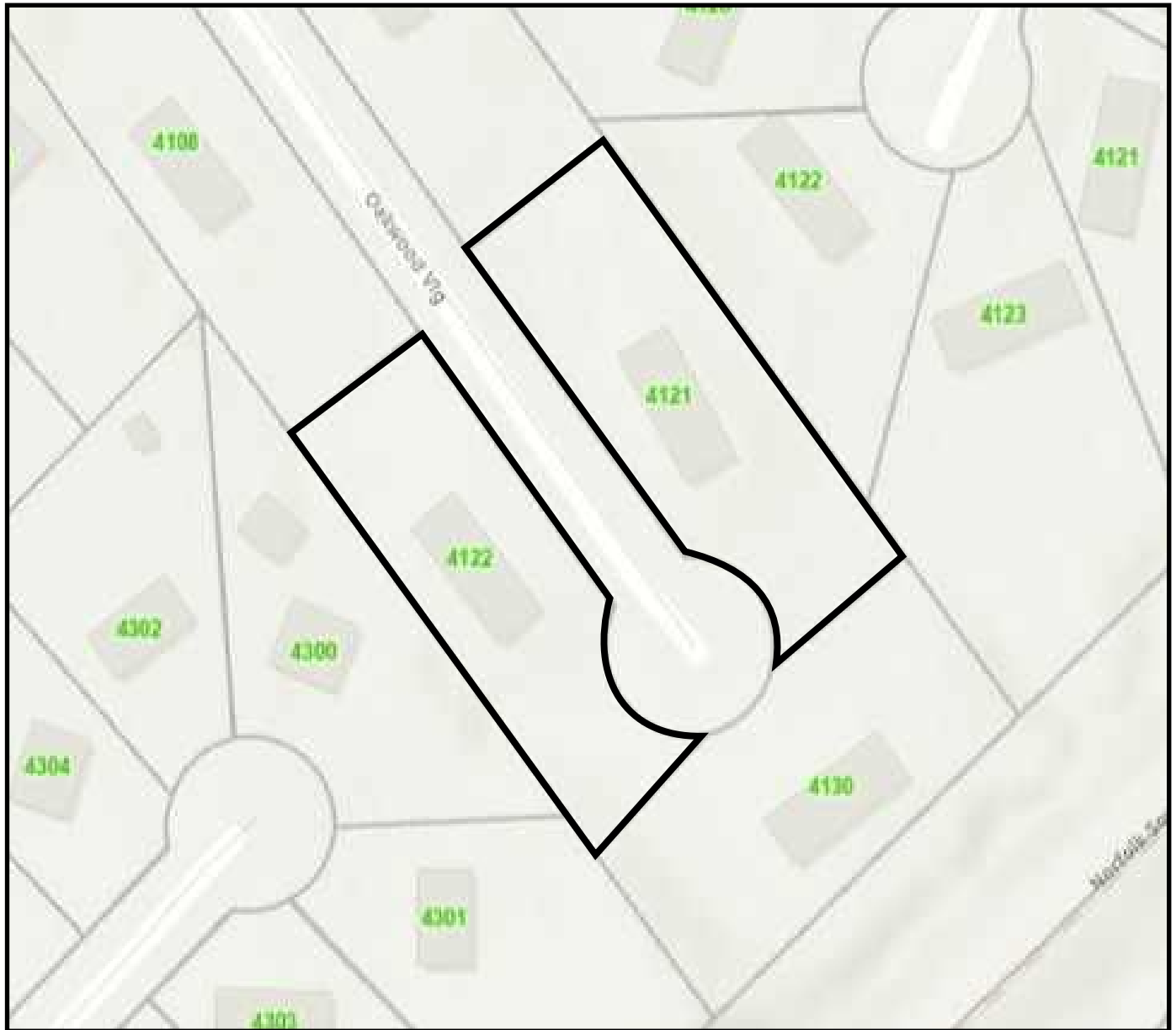


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The map highlights the location of 4121 & 4122 Oakwood Village in Oakwood, GA. Callouts include:

- Chicopee Woods Nature Preserve**: A large green area with a lake and forest.
- Lee Gilmer Memorial Airport**: A large airport terminal building.
- Elachee Botanical Science Center**: A building with a large tree in front.
- Road Atlanta**: A racetrack with a green field and grandstands.
- Flowery Branch**: A town with a 'Welcome to Flowery Branch' sign and colorful buildings.
- Training Camp**: A large outdoor facility with a red and white sign.
- Chickpea Woods Golf Course**: A golf course with a clubhouse.
- Walmart Supercenter**: A large retail store.
- Golden Corral Buffet & Grill**: A restaurant.
- Wang's Chinese Restaurant**: A restaurant.
- McEver**: A neighborhood.
- Whittire**: A neighborhood.
- Flot Creek**: A creek.
- Pleasant View**: A neighborhood.
- Walmart Supercenter**: A large retail store.
- Popular Springs Baptist Church**: A church.
- Hopewell Baptist Church**: A church.
- Alondale**: A neighborhood.
- Christina Mountain**: A mountain.
- Michelin Raceway Road Atlanta**: A racetrack.

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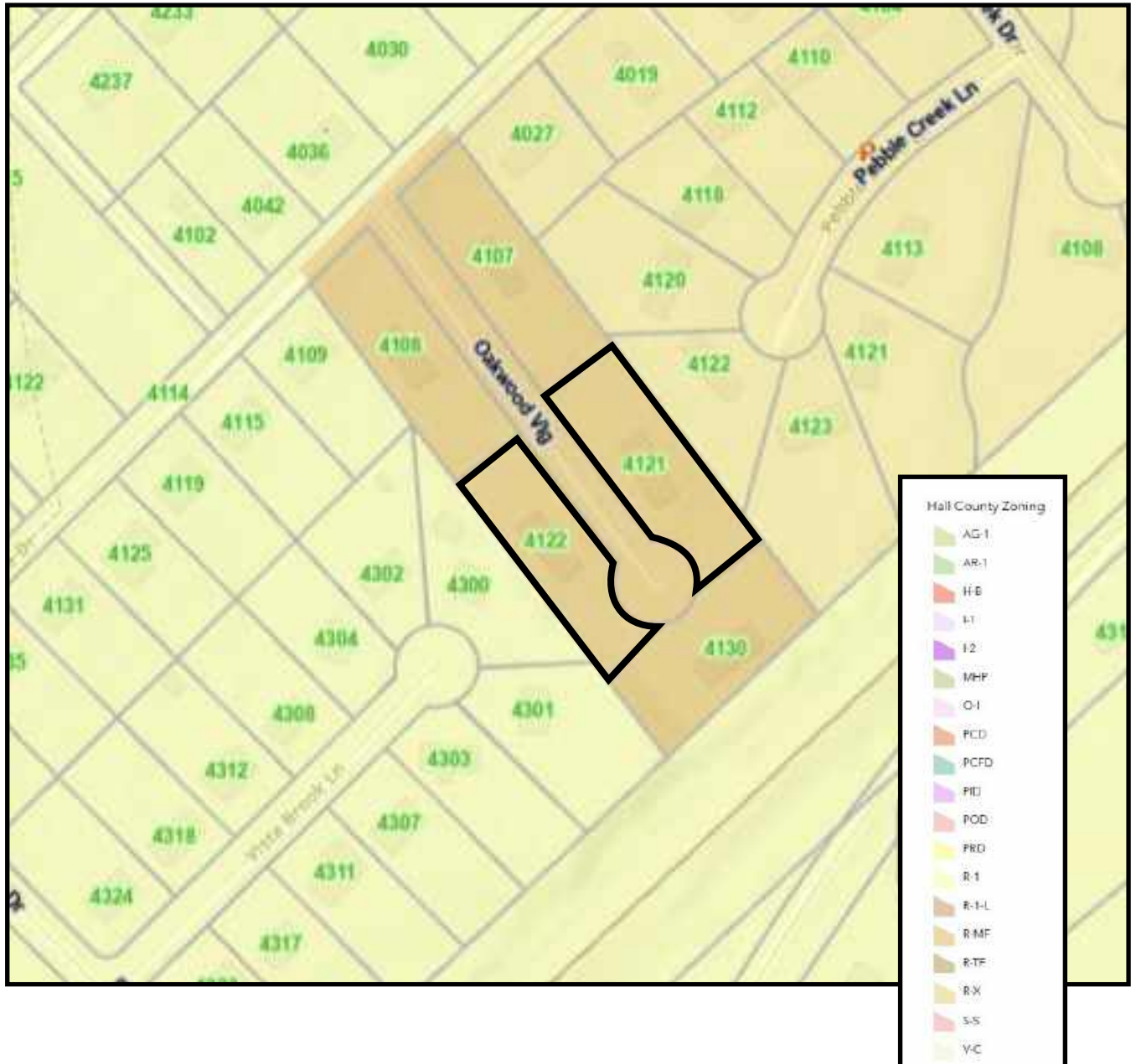


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