

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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**BERKSHIRE
HATHAWAY**
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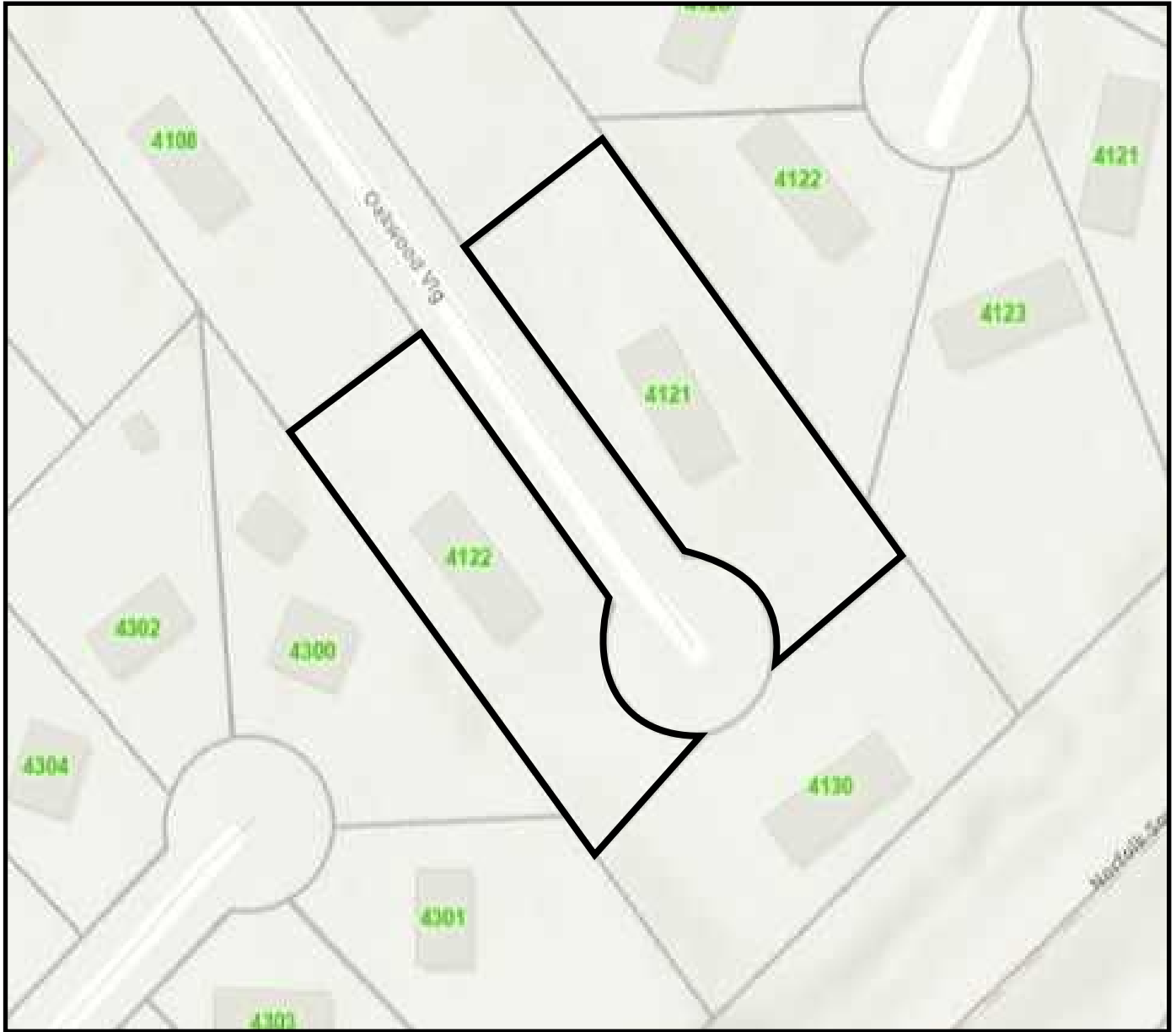


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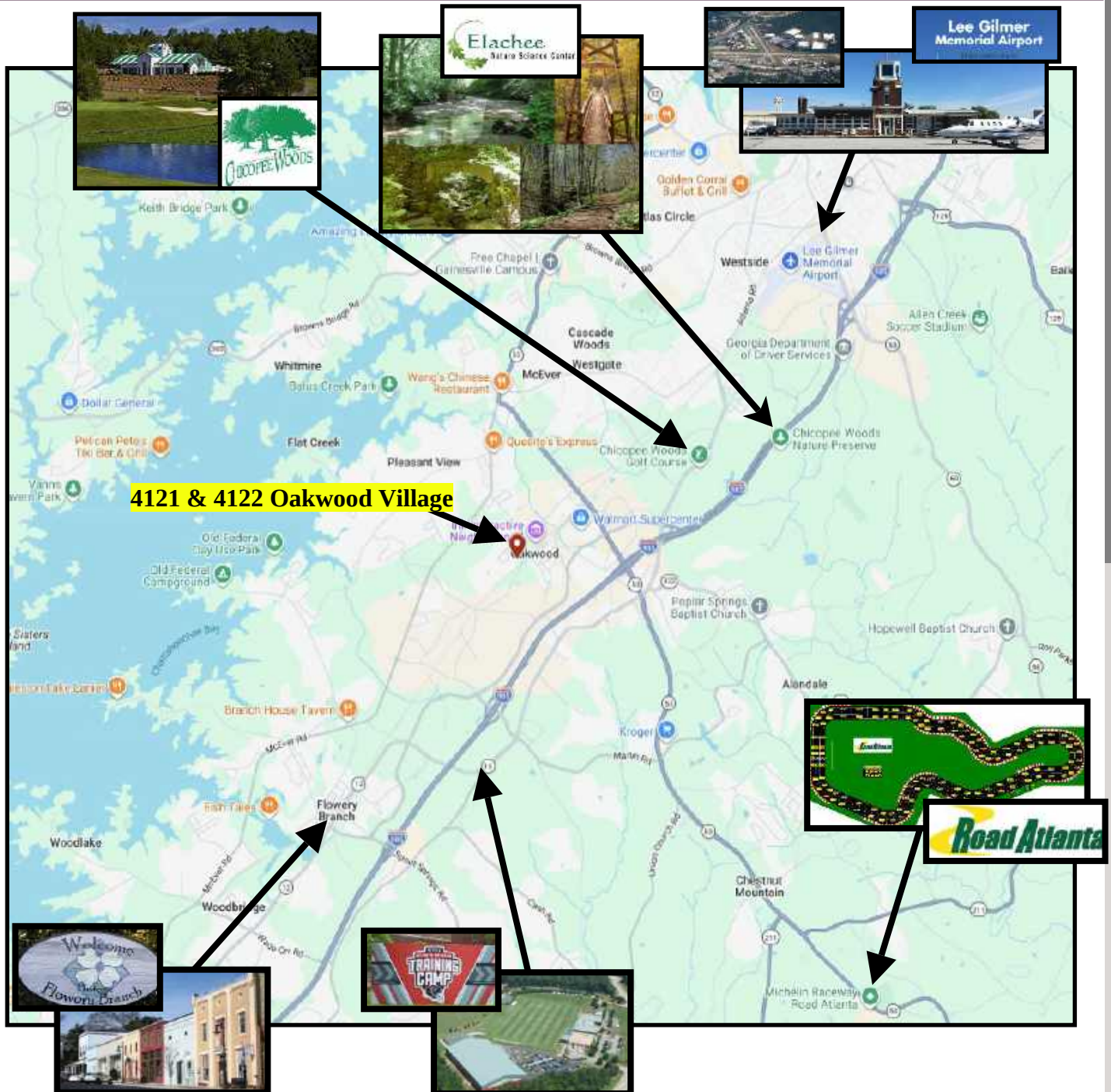


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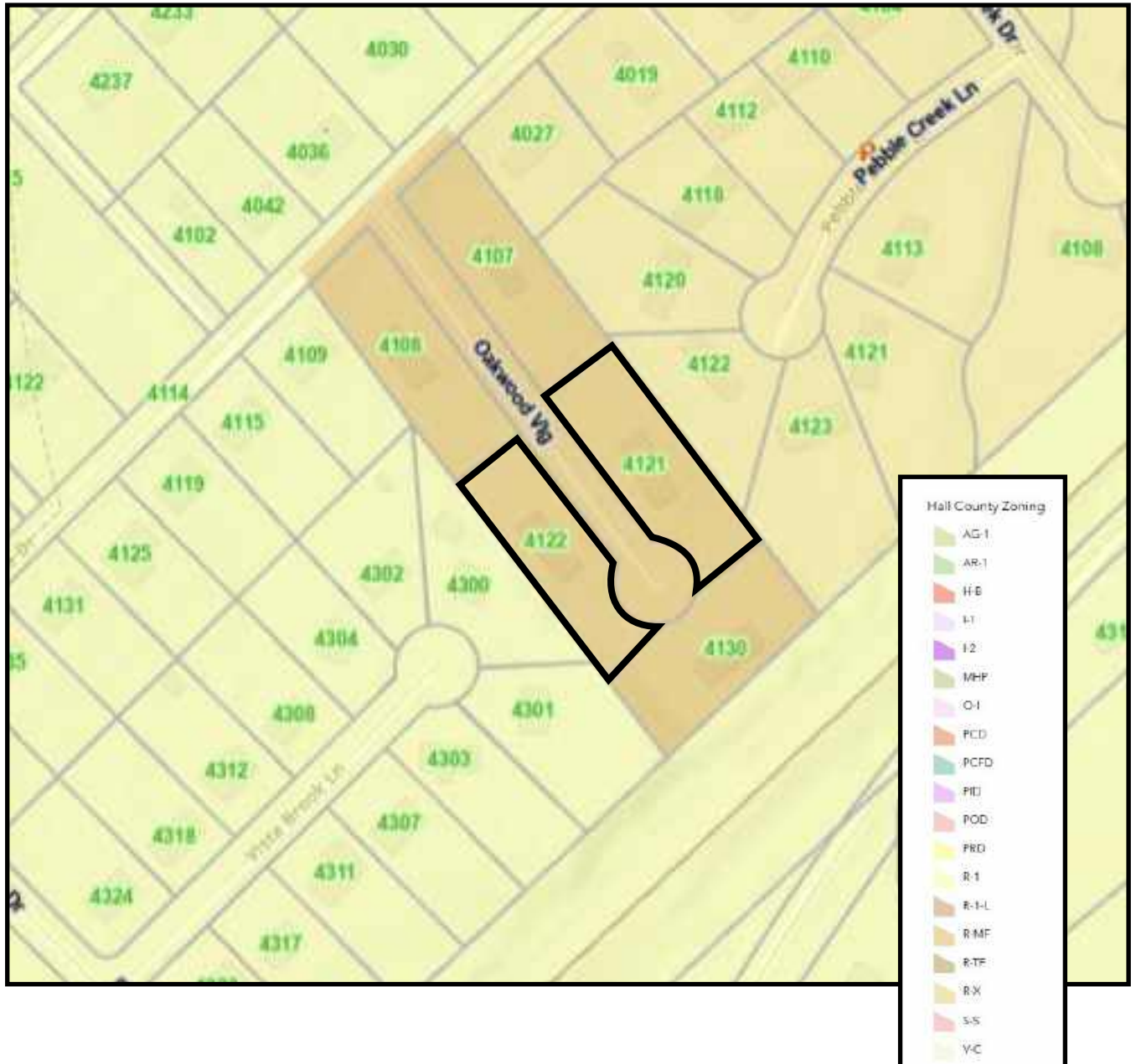


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