

For Sale
14,760 SF | \$2,250,000
Multifamily



28-Unit Multifamily

524 Vine Street
Athens, Georgia 30601

Property Overview

524 Vine Street is a 28-unit apartment complex situated on 1.49 acres in East Athens, less than a mile from downtown and the University of Georgia campus. All 28 units are one-bedroom, one-bath, giving the property a consistent, easy-to-manage unit mix. The complex is currently 100% occupied with an NOI of \$160,125.

The 14,760 SF building was constructed in 1985 on a 1.49-acre site in East Athens. The site also includes a 1,500 SF single-family residence that offers a buyer additional income potential through renovation and rental, or possible conversion to a duplex, subject to applicable zoning.

Property Highlights

- 28 Units, All 1BR/1BA
- 100% Occupied
- \$160,125 NOI
- 7.12% Cap Rate
- 1.49 Acres in East Athens
- Additional 1,500 SF Residence On-Site

Offering Summary

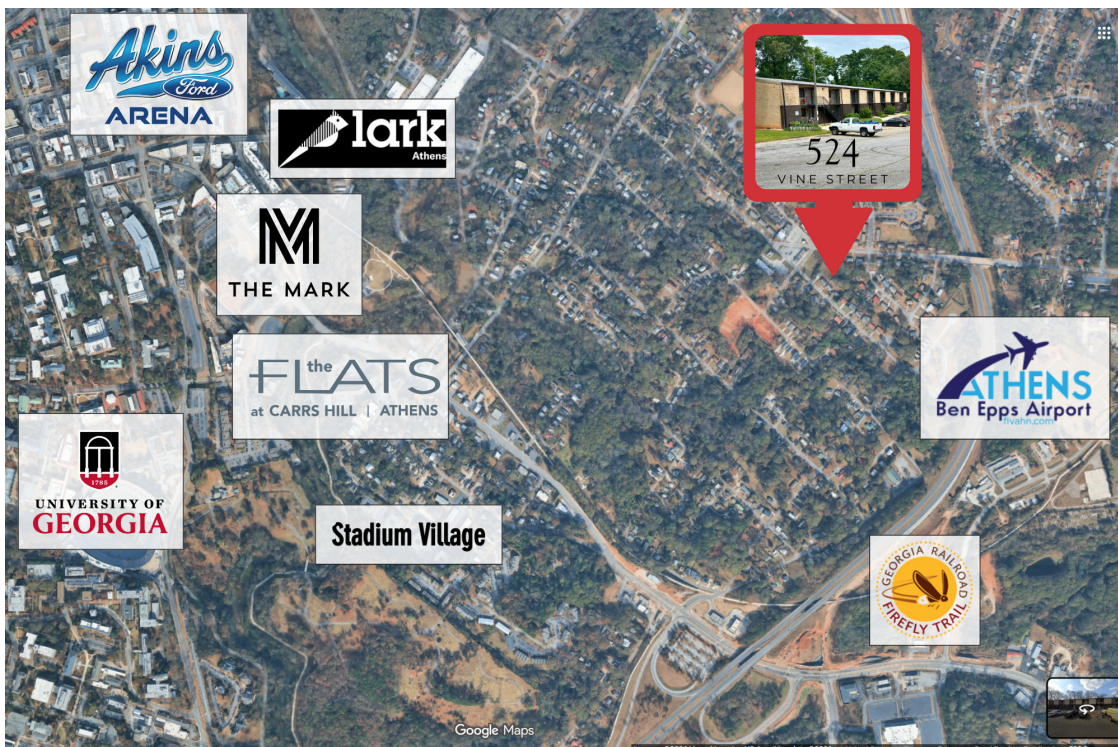
Sale Price:	\$2,250,000
Building Size:	14,760 SF
Lot Size:	1.49 Acres

For More Information

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Aerials



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Additional Photos

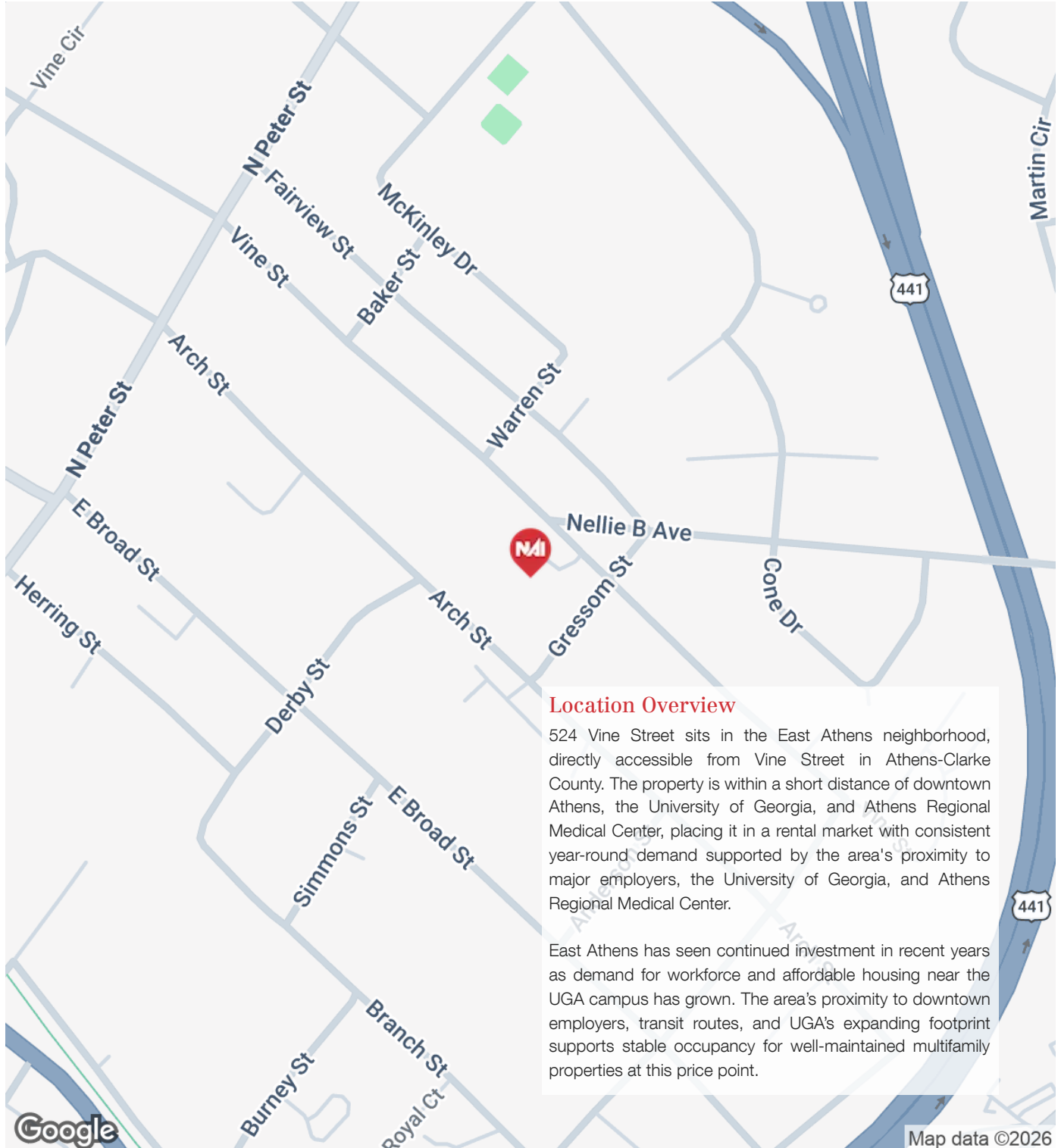




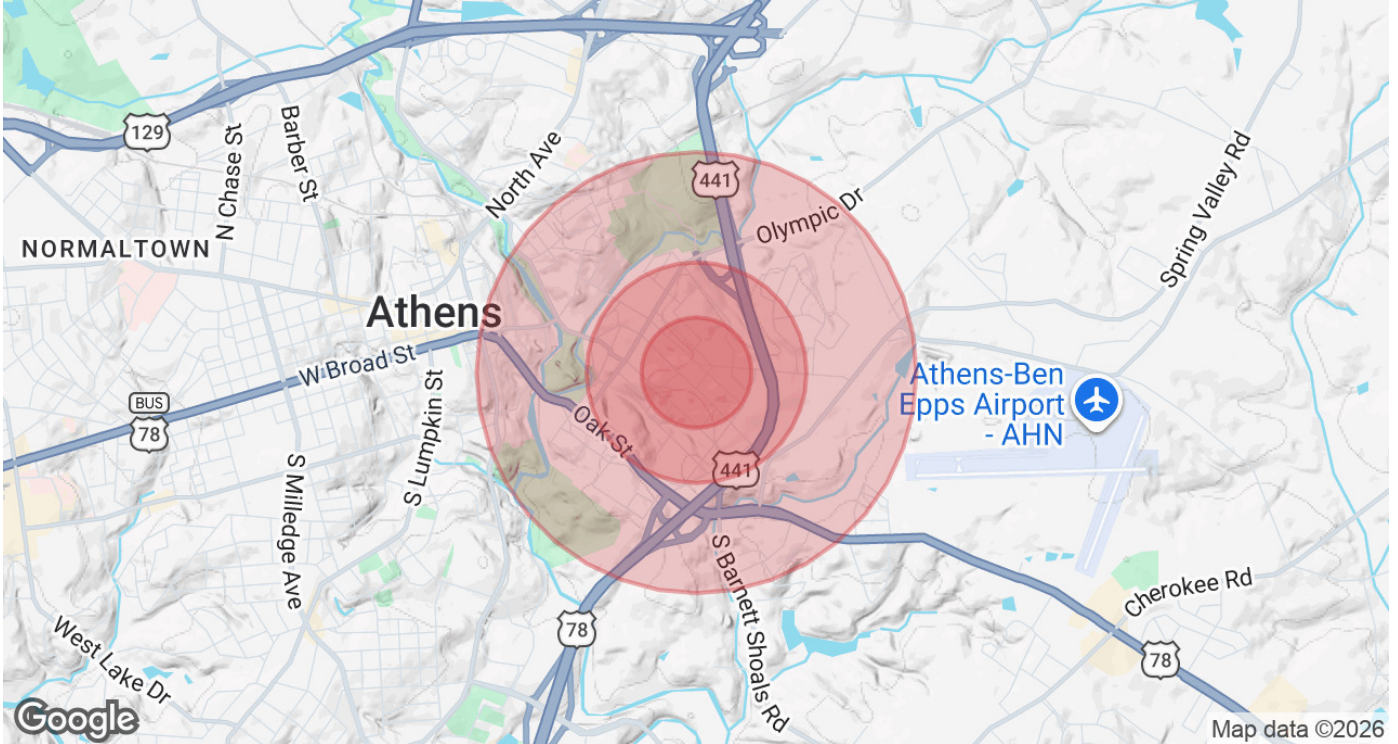
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Location Map



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Demographics



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	524	2,093	9,432
Average Age	33.4	33.5	27.8
Average Age (Male)	31.0	31.4	25.9
Average Age (Female)	30.0	29.8	27.9
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	222	894	3,778
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$38,467	\$38,423	\$40,781
Average House Value	\$213,755	\$213,024	\$253,272

2023 American Community Survey (ACS)