

Investment Multi-Use, Multi-Tenant Property
601 & 603C Oak Street
Eatonton, GA 31024



Summary

Area Info

Aerial

Site Map



**SUBJECT
PROPERTY**

Putnam County
Public Works

Central
Garden
Distribution

SALE PRICE: \$1,700,000.00

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	601 Oak Street Eatonton, GA 31024
County:	Putnam
Retail Shop Size:	7,250 SF
Total Storage Unit Size:	5,100 SF 3 Buildings, 40 Units
Utilities:	All available

SITE

Site Size:	0.91 AC
Parcel ID:	E006377001
Year Built:	Storage Units: 2003 Retail: 1975



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PROPERTY INFORMATION

BUILDING

Property Address: 603C Oak Street
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County: Putnam

Warehouse Sizes: 14,400 SF, 12,800 SF, 11,750 SF,
5,200 SF, 3,500 SF

Utilities: All available,
3 phase power, 480 amps

SITE

Site Size: 3.71 AC

Parcel ID: E006377

Years Built: 1950 - 1975



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601 Oak Street has four buildings situated on 0.91 Acres. Three of the buildings are self-storage units (40 units total) which have upside potential. One building is set up as a retail/warehouse space, it was formerly a bike shop. The retail space has 3 phase power (300 amps), and one (1) restroom.

603C Oak Street has five buildings situated on 3.71 Acres. The largest building is 14,400 SF and is currently occupied. This building is sprinklered, has 3 phase power (480 amps), 25' ceiling height, 1 restroom, and multiple drive-in dock doors (12' x 16' and 12' x 12'). Tenant has made many improvements and upgrades to the space. Three of the buildings (12,800 SF, 11,750 SF, 3,500 SF) are currently unoccupied. One building (5,200 SF) could be torn down to free up more parking.

These buildings represent a great development and income producing opportunity in Eatonton! **Owner will consider dividing.**



Demographics 2025	1 Mile	3 Miles	5 Miles
Population	2,304	5,718	6,878
Avg HH Income	\$74,747	\$72,784	\$76,143
Median Age	33.6	36.2	37.2

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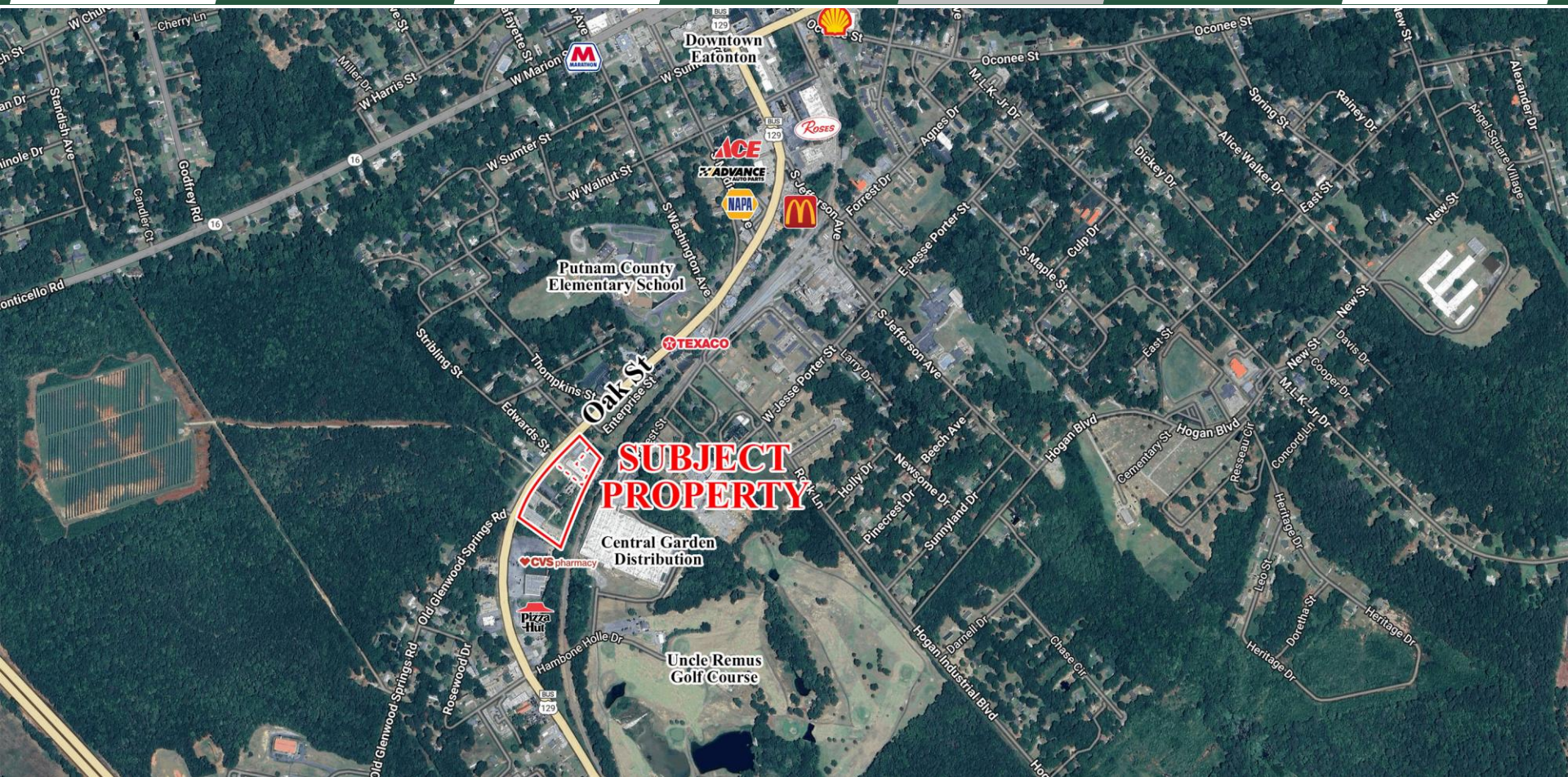


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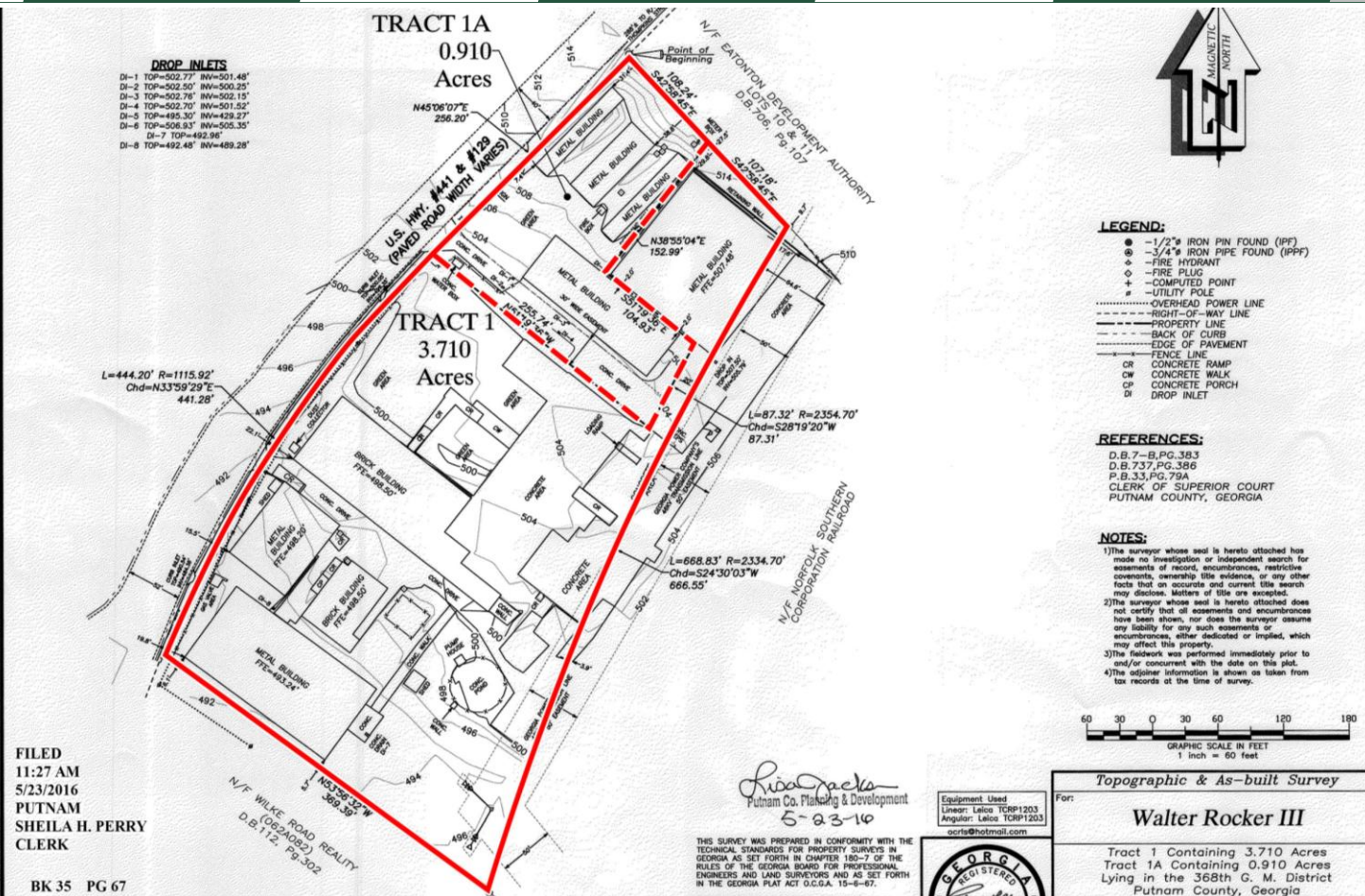


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