

AGENT HANDOUT



Virtual Tour Virtual Tour
07/15/2020 11:17 AM



O Code: PREST

MLS #: 115205	Price: \$475,000	Status: ACTIVE
Address: 305 Smithville Church Road		
City: Warner Robins	Zip: 31088	
County: Houston County	Type: Commercial	
Subdvn:	Appx Age:	Yr Built:
Area: All Watson Blvd. North		
Class: COMMERCIAL		
Water: Water		
Electric: Yes	Gas: No	
3 Phase Electric: Yes		
Approx Acreage:	Approx Total SqFt: 5049	
Lot Size/Dimensions:		
New Loan Type:		

LA: Richard Tritt - MOB: 478-256-8487

LO: PRESTIGE REALTY - 478-953-5997

Co-LA:

Co-LO:

GENERAL INFO

Main Size Water Inches	0	Zoning Type	C2	Foreclosure (Y/N)	No
Warehouse SqFt		Traffic Count			
Retail SqFt		Approx Lot SqFt	17,500		
Office SqFt		Front Feet	0		
Res Unit SqFt		# Stories	2		
Rail Frontage Y/N	No	Year Built	2005		
Loading Deck Y/N	No				

FEATURES

TOPOGRAPHY	Flat	CURRENT BUILDING USE(S)	Office
AIR CONDITIONING	Central Electric		
WATER	City/County		
SEWER	City/County		

LEGAL

Land Lot	96	Block	A	Plat Book		Deed Book Page		Total Expenses Amt	
District	5	Phase	1	Plat Book Page		Assumable Y/N		No Net Operating Income Amt	
Lot #	1	Section	2	Deed Book		Gross Operating Inc Amt		Cash Flow Amt	
								USDA Y/N	

DIRECTIONS

Directions **If coming from Houston Lake Road. Take a left/right onto Smithville Church Road. Go about 3 or 4 miles, the building will be on the right, in the corner of Margie Drive and Smithville Church Road.**

SHOWING INFO

TO SHOW	Call Listing Office/Agent	Occupancy	Owner	Owner 1	
Agency	Exclusive Right of Sale	COOP	3	Owner 1 Phone 1	
KEY	Listing Office			Short Sale (Y/N)	No

REMARKS

AGENT REMARKS

There are a total of 14 office spaces throughout the building including two reception areas, a conference room, and two break areas. The building has 3 HVAC units, and 3 power boxes. For more information about the building please contact William Tritt at 478-256-8487. Individual office space is available for rent. The price per month varies depending on the office size and whether is downstairs or upstairs. Currently there is only one office space available for rent, upstairs.

SOLD INFO

Contract Date	Selling Agent 1 - Agent Name and Phone	Latitude
Closing Date	Selling Office 1 - Office Name and Phone	Longitude
How Sold	Co-Agent 2 - Agent Name and Phone	
Sold Price	Co-Office 2 - Office Name and Phone	
Seller Concessions		

This information is deemed reliable, but not guaranteed.