

## AGENT HANDOUT



<b>MLS #:</b> 100645	<b>Status:</b> ACTIVE	<b>Price:</b> \$400,000
<b>Address:</b> 305 Smithville Church Road		
<b>City:</b> Warner Robins	<b>Zip:</b> 31088	
<b>County:</b> Houston County	<b>Type:</b> Commercial	
<b>Subdvn:</b> Other	<b>Appx Age:</b>	<b>Yr Built:</b>
<b>Area:</b> All Watson Blvd. North		
<b>Class:</b> COMMERCIAL		
<b>Water:</b> Water		
<b>Electric:</b> Yes	<b>Gas:</b> No	
<b>3 Phase Electric:</b> Yes		
<b>Approx Acreage:</b>	<b>Approx Total SqFt:</b> 5326	
<b>Lot Size/Dimensions:</b>		
<b>New Loan Type:</b>		

LA: Richard Tritt

LO: PRESTIGE REALTY - (478) 953-5997

Co-LA:

Co-LO:

03/31/2011 01:46 PM



O CodeL: PREST

Short Sale (Y/... No

## GENERAL INFO

Main Size Water Inches	<b>0</b>	Zoning Type	<b>C2</b>
Warehouse SqFt		Traffic Count	
Retail SqFt		Approx Lot SqFt	<b>0</b>
Office SqFt		Front Feet	<b>0</b>
Res Unit SqFt		# Stories	<b>2</b>
Rail Frontage Y/N	<b>No</b>	Year Built	<b>2006</b>
Loading Deck Y/N	<b>No</b>		

## FEATURES

TOPOGRAPHY **Flat**  
 AIR CONDITIONING **Central Electric**  
 WATER **City/County**  
 SEWER **City/County**

CURRENT BUILDING USE(S) **Office**

## LEGAL

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

## DIRECTIONS

Directions **Take Houston Lake Rod to Smithville Church Rd. The building will be on your right, or take Margie Drive off Watson Blvd and take a right at the second stop sign.**

## SHOWING INFO

TO SHOW **Appointment Only, Call Listing Office/Agent**  
 Agency **Exclusive Right of Sale**  
 KEY **Listing Office**

Occupancy **Tenant**  
 COOP **2.5**

Owner 1  
 Owner 1 Phone 1  
 Owner 1 Phone 2

## REMARKS

Remarks

## AGENT REMARKS

Agent Confidential Remark

## 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.