

AGENT HANDOUT



MLS #: 131659 **Status:** ACTIVE **Price:** \$400,000
Address: 333 Margie Drive
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:** 3797
Lot Size/Dimensions:
New Loan Type:

LA: Richard Tritt - MOB: 478-256-8487
LO: PRESTIGE REALTY - 478-953-5997
Co-LA:
Co-LO:

05/03/2016 01:49 PM



O CodeL: PREST



GENERAL INFO

Main Size Water Inches	1	Zoning Type	C2	Foreclosure (Y/N)
Warehouse SqFt		Traffic Count		
Retail SqFt		Approx Lot SqFt	24,800	
Office SqFt		Front Feet	0	
Res Unit SqFt		# Stories	2	
Rail Frontage Y/N	No	Year Built	2002	
Loading Deck Y/N	No			

FEATURES

TOPOGRAPHY **Above Street Grade** CURRENT BUILDING USE(S) **Office**
 AIR CONDITIONING **Central Electric**
 WATER **City/County**
 SEWER **City/County**

LEGAL

Land Lot	95	Block	Plat Book	Deed Book Page	Total Expenses Amt
District	5	Phase	Plat Book Page	Assumable Y/N	No Net Operating Income Amt
Lot #	0	Section	Deed Book	Gross Operating Inc Amt	Cash Flow Amt

DIRECTIONS

Directions **Take Margie Dr. off Watson Blvd. Take the forth entrance on your right after the first stop sign. Take another right, and the building will be on your left.**

SHOWING INFO

TO SHOW	Call Listing Office/Agent	Occupancy	Tenant	Owner 1
Agency	Exclusive Right of Sale	COOP	2.5	Owner 1 Phone 1
KEY	Listing Office			Short Sale (Y/N) No

REMARKS

Remarks **Tenants will move out in July. The whole building will rent for \$4,100. If interested in just leasing the top or the bottom, please contact our office.**

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.