

AGENT HANDOUT



MLS #: 186320	Price: \$475,000	Status: ACTIVE
Address: 341 Margie Drive		
City: Warner Robins	Zip: 31088	
County: Houston County	Type: Commercial	
Subdvn:	Appx Age:	Yr Built:
Area: Watson Blvd. South to 96		
Class: COMMERCIAL		
Water: Water		
Electric: Yes	Gas: No	
3 Phase Electric: Yes		
Approx Acreage:	Approx Total SqFt: 2280	
Lot Size/Dimensions:		
New Loan Type:		

Virtual Tour Virtual Tour
07/15/2020 01:20 PM



O Code: L: PREST

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):
Warehouse SqFt:	Traffic Count:	
Retail SqFt:	Approx Lot SqFt: 24,000	
Office SqFt:	Front Feet: 120	
Res Unit SqFt:	# Stories: 2	
Rail Frontage Y/N: No	Year Built: 2004	
Loading Deck Y/N: No		

FEATURES

TOPOGRAPHY: Above Street Grade	CURRENT BUILDING USE(S): Office
AIR CONDITIONING: Heat Pump	
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 #: 95	Section:	Deed Book:	Gross Operating Inc Amt:	Cash Flow Amt:
				USDA Y/N:

DIRECTIONS

Directions: Take a left on Margie Dr. from Watson Blvd by BB&T. Go through a 4 way stop. Take the 3rd entrance on your right. The building will be almost in front of you, slightly to the left.

SHOWING INFO

TO SHOW: Call Listing Office/Agent	Occupancy: Tenant	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 is a total of 16 offices with a conference room downstairs on the right side. One bathroom upstairs, and two downstairs on each side. One electric meter for upstairs, one for downstairs left, and one for downstairs right. All offices have internet hook ups. No elevators. There is an exit to the upstairs back of the building, and one exit to the right and left of the building as well. Currently, the building is fully leased.

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.