2610 Dawson Rd

2610 Dawson Rd, Albany, GA 31707

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2610 Dawson Rd

$2,750,000

Multi-Use Investment property with frontage on Dawson Rd.(U.S. 82) and Old Dawson Rd. in Albany, GA. Excellent long term rental history with many long term tenants in place. Well exposed center just across street from The Albany Mall in a strong retail market area serving all of Southwest Ga. 39,800 total square feet with 26 suites. Tenants include restaurant, medical office, clothing store, jewelry, health center, martial arts, insurance office and several other small retailers.

Prime Investment Opportunity
Long Term Rental History
Steady Income producing property

- Heavy Traffic
- Great visibilty
- Strong rental history

Price:	$2,750,000
Property Type:	Retail
Property Sub-type:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.74%
Lot Size:	3.47 AC
Gross Leasable Area:	44,239 SF
No. Stories:	1
Year Built:	1986
Tenancy:	Multiple
Parking Ratio:	4.52/1,000 SF
Zoning Description:	C3
APN / Parcel ID:	00300-00002-004
Walk Score ®:	49 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Center For Balance and Well Being	2,000	
Jewlery- Unique Accessories	4,050	
Mikata Japanese Steakhouse	6,000	
My Eye Doctor	9,500	

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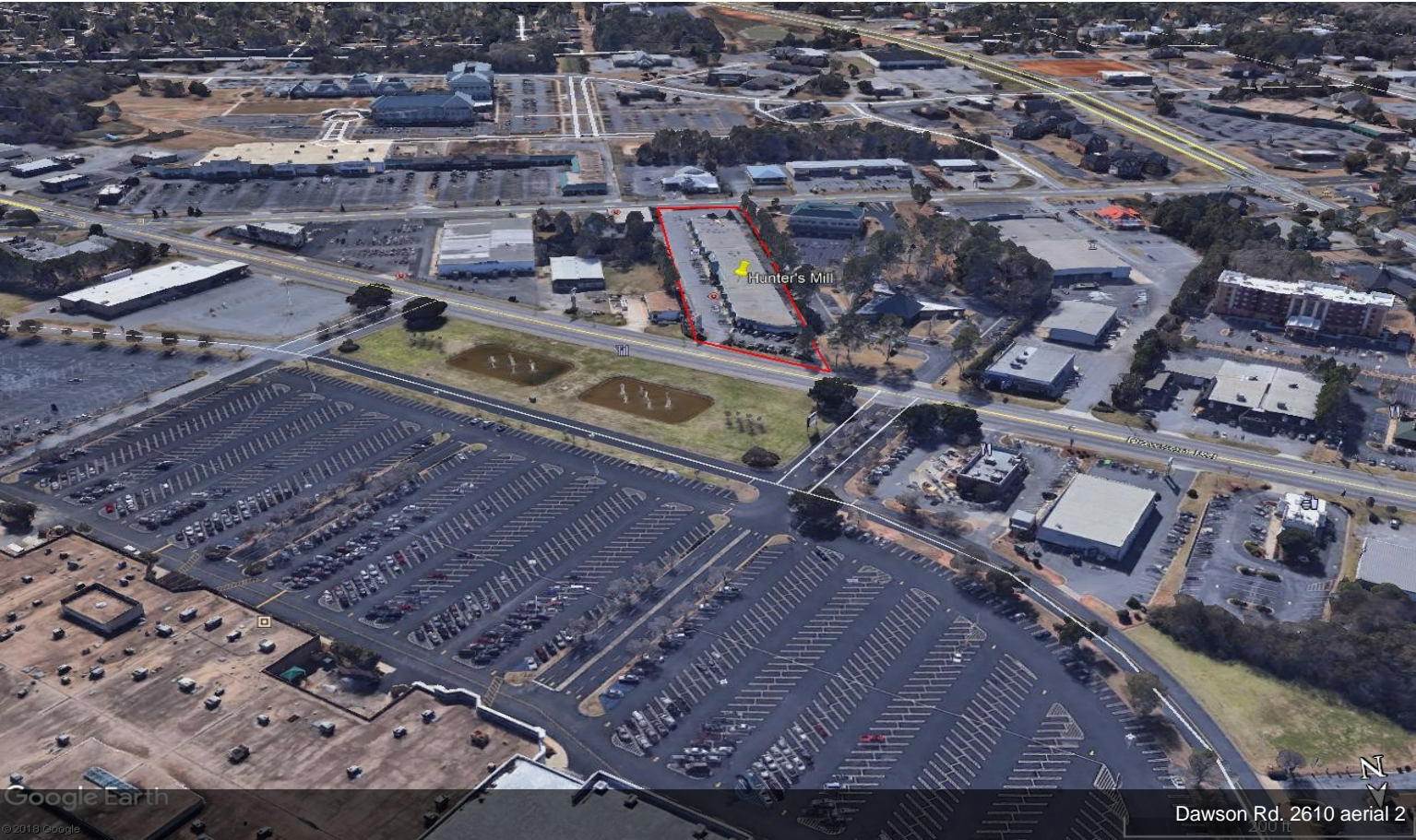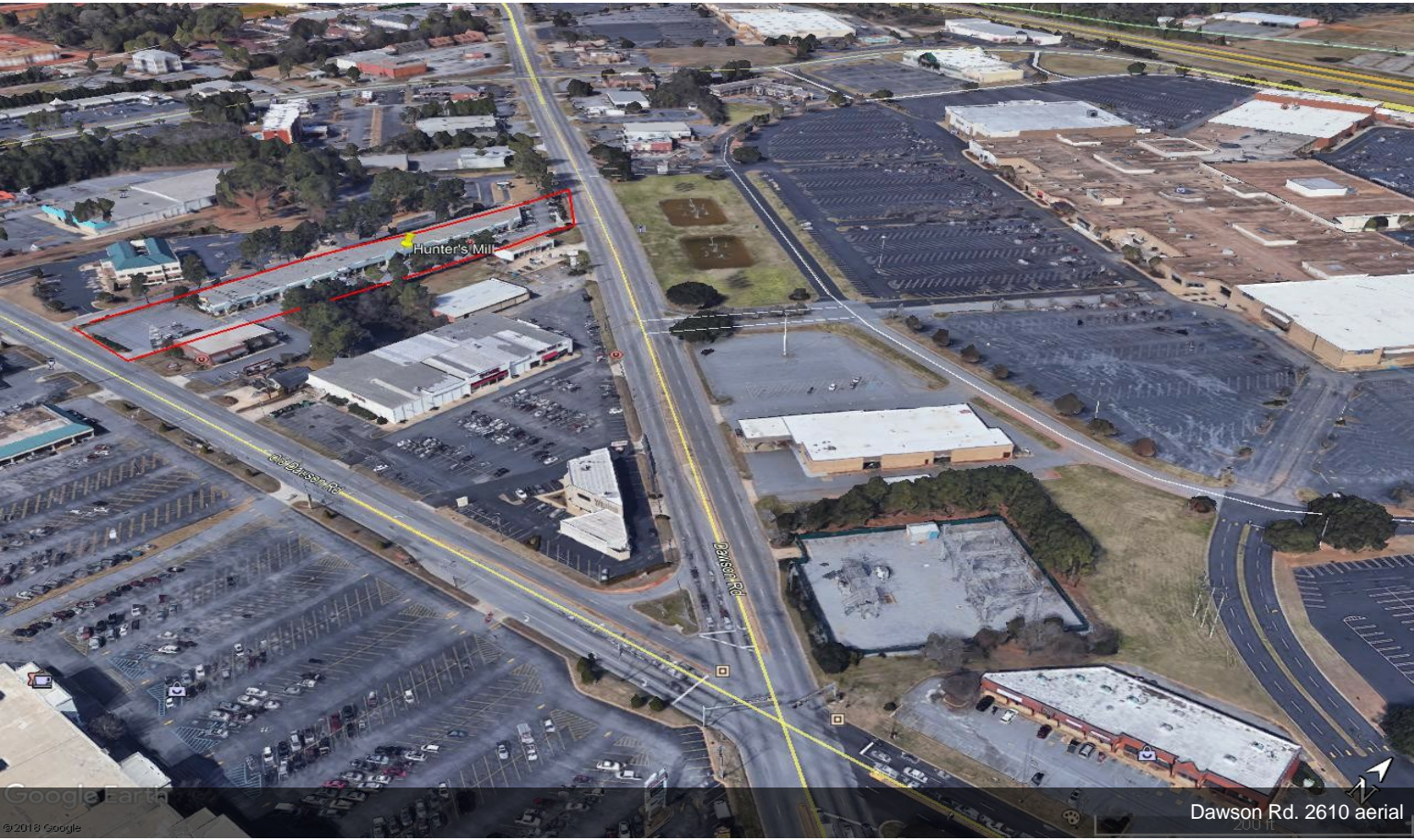
Property Photos

Building Photo

AERIAL -WESTOVER Rd. ALBANY

Property Photos

Dawson Rd. 2610 aerial

Dawson Rd. 2610 aerial 2

Property Photos

Hunter's Mill

Dawson Rd. 2610 aerial 3