



MIDCOAST PROPERTIES, INC.

ACWORTH MINI WAREHOUSE

4892 LAKE ACWORTH DRIVE
ACWORTH, GA 30101

Listing Broker: **DALE C. EISENMAN, CCIM**

MIDCOAST PROPERTIES, INC.

PHONE: 843-342-7650

FAX: 843-342-7680

dale@midcoastproperties.com

www.midcoastproperties.com



SALIENT DATA

Price:	\$595,000
Total Units:	115
Rentable Square Feet:	16,820
Total Land Area:	1.99 +/- acres
Land for Expansion:	Yes
Number of Buildings:	8

- Located in High Growth Area of Acworth, GA
- Opened in 1981, expanded in 1991 and 1996
- Penske Truck Rental
- Rental Office
- ***Priced Below Replacement Value at \$35.00 per SF***

INCOME AND EXPENSES

	2008	Proforma 2009
Gross Effective Income	\$57,722	\$64,865
Total Operating Expenses	\$48,473	\$50,443
Net Operating Income	\$9,249	\$14,421



This information has been obtained from third parties and we cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.