

SHORT SALE MEDICAL OFFICE OPPORTUNITY | 21,352 SF

150 MEDICAL WAY

RIVERDALE, GA 30274

FOR SALE



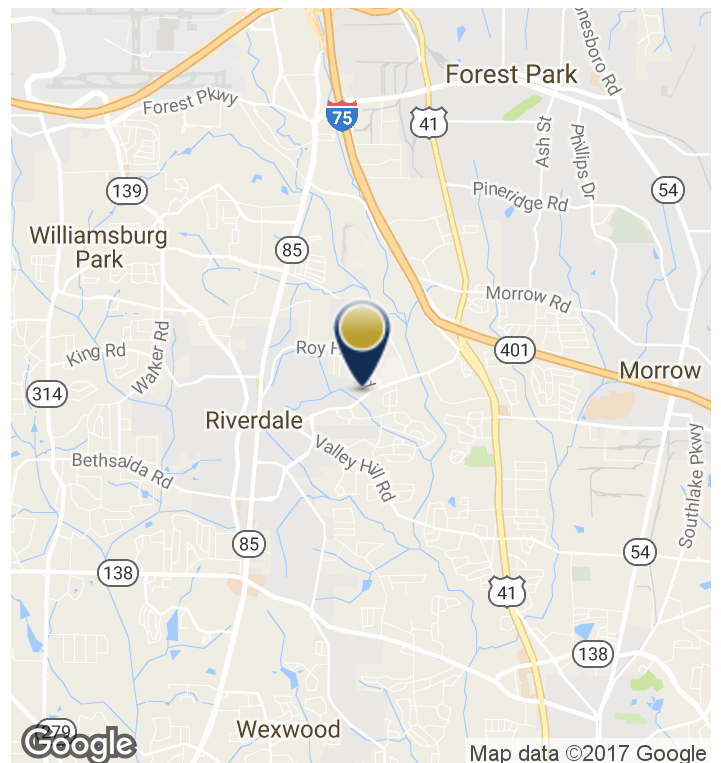
PROPERTY HIGHLIGHTS

- ±21,352 SF medical office building on ±3.43 acres
- Offered for sale at \$850,000
- Multi-tenant, all brick, single story
- Built in 1979
- Building is in need of interior renovation and repairs
- 185 parking spaces
- Ideal owner/user, short sale opportunity
- Parcel ID: 13140C A028
- 2016 taxes: \$13,919

LOCATION OVERVIEW

The property is located near Southern Regional Medical Center and less than 15 minutes from Hartsfield-Jackson Atlanta International Airport. It is also only 1 mile from I-75 access.

Only a short 15 minute drive from Downtown, Clayton County is one of the most highly connected locations in the metro Atlanta region. With an abundance of real estate and tax incentive programs, it is highly attractive to investors. In 2017, the State of Georgia designated Clayton County as a Tier 1 County. Working like the Opportunity Zone Tax Credit, any business that creates 2 new jobs can now qualify for a \$3,500 per job tax credit for 5 years.



ANDY LUNDSBERG | 404-876-1640 x107 | ALundsberg@BullRealty.com

BULLREALTY.COM

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

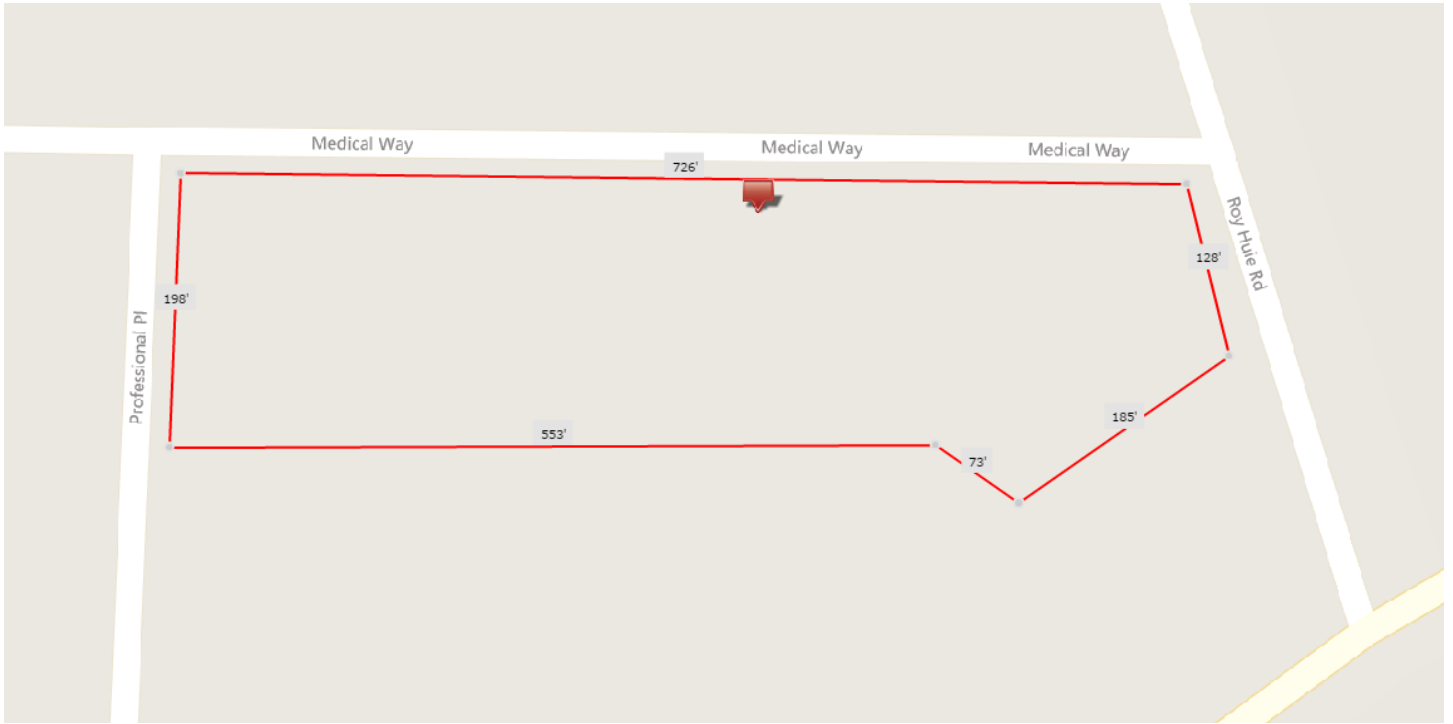
RIVERDALE | Georgia | 1 of 4

SHORT SALE MEDICAL OFFICE OPPORTUNITY | 21,352 SF

150 MEDICAL WAY
RIVERDALE, GA 30274

FOR SALE

PARCEL MAP



AERIAL VIEW



ANDY LUNDSBERG | 404-876-1640 x107 | ALundsberg@BullRealty.com

BULLREALTY.COM

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

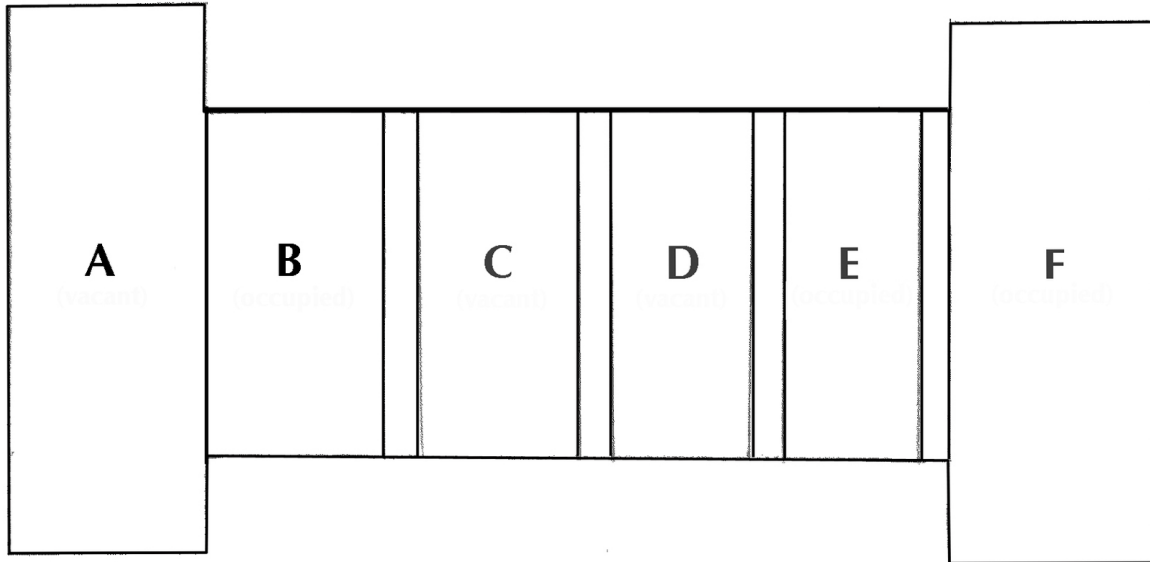
RIVERDALE | Georgia | 2 of 4

SHORT SALE MEDICAL OFFICE OPPORTUNITY | 21,352 SF

150 MEDICAL WAY
RIVERDALE, GA 30274

FOR SALE

FLOORPLAN



PHOTOS



ANDY LUNDSBERG | 404-876-1640 x107 | ALundsberg@BullRealty.com

BULLREALTY.COM

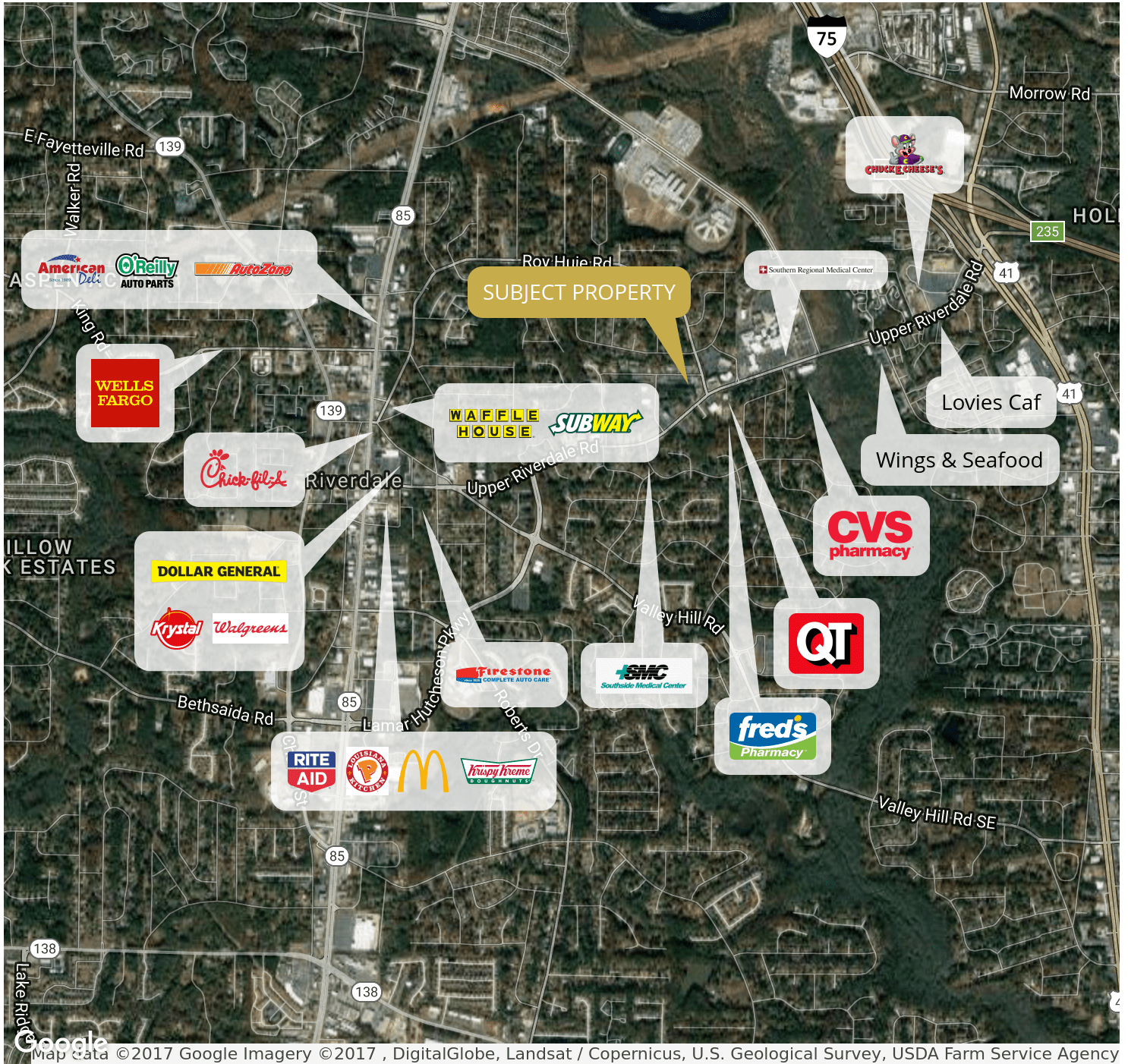
Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

RIVERDALE | Georgia | 3 of 4

SHORT SALE MEDICAL OFFICE OPPORTUNITY | 21,352 SF

150 MEDICAL WAY
RIVERDALE, GA 30274

FOR SALE



RIVERDALE | Georgia | 4 of 4



ANDY LUNDSBERG | 404-876-1640 x107 | ALundsberg@BullRealty.com

BULLREALTY.COM

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.