

COMMERCIAL OFFICE COMPLEX FOR SALE

Located in the heart of Fayetteville, just off Hwy 85 and near the post office, this fully leased strip-style office complex presents a prime investment opportunity.

**125 & 145
Georgia Avenue E
Fayetteville, GA 30214**



**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES

PROPERTY INFORMATION

The property is anchored by a well-established State Farm office on one side and a large daycare facility on the other. The State Farm office features a series of private offices, a reception area, kitchen, and bathrooms. The layout is enhanced by an abundance of windows throughout, creating an open and inviting workspace. The décor is designed with a modern office motif, providing an aesthetically pleasing environment for professionals.

The daycare facility is spacious and well-designed with two bathrooms and multiple age-specific rooms. The large front windows allow plenty of natural light, creating a bright and welcoming atmosphere. Parking is available both in the front and rear of the property, with back entrances for convenient access to both businesses.

Zoned C2, this property offers flexibility for a variety of uses, including retail, catering or bakery services, printer or copy shops, churches, schools, fitness facilities, and more. This versatile commercial space in a high-traffic area offers excellent potential for continued or expanded use.

Located just across the street from the Fayetteville Post Office and 0.6 miles from the Fayetteville Town Square.

ADDRESS: 125 / 145 Georgia Avenue Fayetteville, GA 30214

LIST PRICE: \$797,500

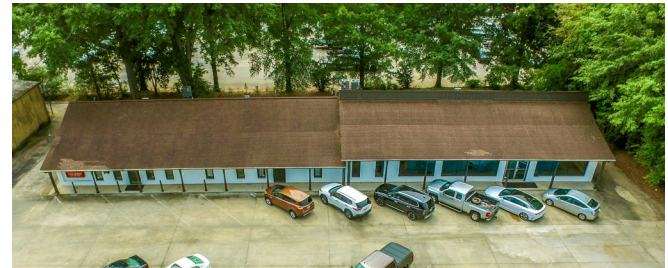
MLS# 10380229

PROPERTY TYPE: Commercial

COUNTY: Fayette

LOT SIZE: 0.5 Acres

YEAR BUILT: 1982



PROPERTY IMAGES

125 & 145 Georgia Avenue E
Fayetteville, GA 30214



SHOWINGS BY APPOINTMENT ONLY. Preferably after 5pm when businesses are not operating. Call Valerie @ 770-318-8165 for a showing.

LEASE OVERVIEW

Left Side:

- 145 Georgia Ave; State Farm Insurance Office
- \$3000/month and ending June 1, 2027
- Tenant is responsible for personal liability and property damage insurance, utilities and common area maintenance (parking lot, landscaping, trash removal, exterior janitorial services and exterior security).
- 2600 sq ft

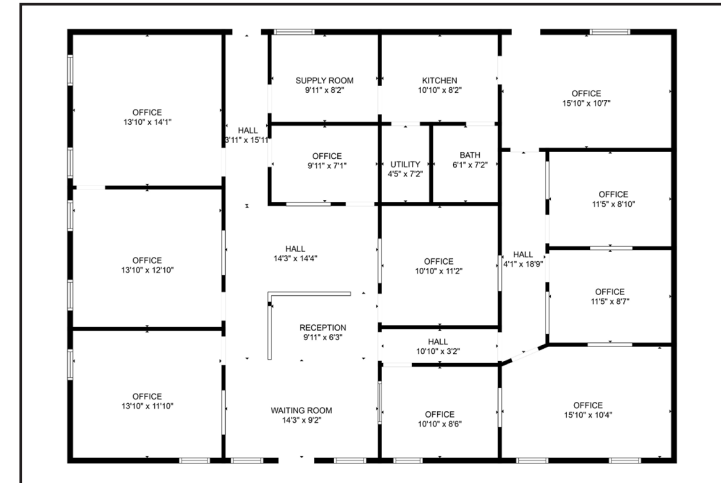
Right Side:

- 125 & 135 Georgia Ave; Child Daycare
- \$3500/month and ending July 1, 2027
- Tenant is responsible for personal liability and property damage insurance, property taxes, Utilities and common area maintenance (parking lot, landscaping, trash removal, exterior janitorial services and exterior security).
- 3400 sq ft

Tenant has been granted a hold on payment of their portion of taxes and insurance until their business is fully functional. Current status is all approvals have been granted.

BERKSHIRE HATHAWAY | GEORGIA PROPERTIES
HOMESERVICES

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