

COMMERCIAL PROPERTY REPORT

2234 Fort Benning Rd, Columbus, GA 31903



Presented by

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PREMIER REAL ESTATE

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Century 21 Premier Real Estate
7830 Veterans Parkway
Building C
Columbus, GA 31909

2234 Fort Benning Rd, Columbus, GA 31903

FOR SALE
 • New, Active: 4/16/2019

List Price
\$125,000
 List Date: 4/16/2019
 List Price / sq ft:
\$50

Property Facts	Public Facts	Listing Facts
Property Type	Commercial	Shopping Center
Property Subtype	Commercial	Retail/Shopping Center
Number of Buildings	-	1
Number of Units	2	1
Number of Stories	1	-
Building Area (sq ft)	1,250	2,500
Lot Size	10,019 sq ft	10,018 sq ft
Lot Dimensions	10019 SF	-
Style	French Provincial	-
Year Built	1952	-
Roofing	-	Flat
Heating	-	Electric
Cooling	Yes	House Fan
Construction	Wood	Block
Exterior Walls	Asbestos shingle	-

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Listing Facts and Details

Listing Details

Listing ID: 172161

Listing Source: Columbus Board of REALTORS® MLS

Original List Price: \$125,000

Original List Date: 4/16/2019

Current List Price: \$125,000

Possession: No Sign, LA Must Accompany, Call LA Appointment

Showing Instructions: No Sign, LA Must Accompany, Call LA Appointment

Owner Paid Features: Insurance, Taxes, Electric, Water & Sewer

Occupants: None

Utilities: Electric - Available, Water Available, Phone Available, Sewer Available

Details:

ATTENTION INVESTORS, This property has a CAP rate of 15.3 and has a long term tenant in place. -This property has presently a long term tenant that will possibly renew the lease for several years. The present lease expires in January 2020. The present tenant is a very busy business. GREAT INVESTMENT PROPERTY!

Legal:

SUBD:TORCH HILL HEIGHTS 9 BK N TORCH HILL HTS CIRCLE GROC

Business Details

Owner Paid Features: Insurance, Taxes, Electric, Water & Sewer

Price Change History

Change Date	Description	New List Price	% Change
4/17/2019	-	\$125,000	-

Public Facts

Legal Description

APN:
062 025 003

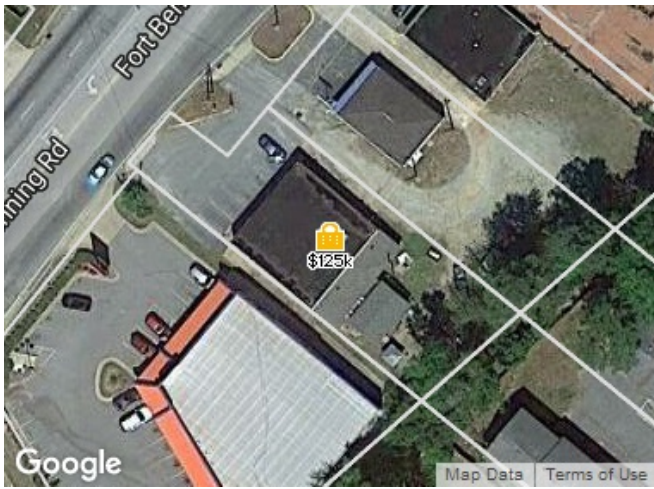
Tax ID:
-

City/Municipality/Township:
Columbus, GA 31903

Maps



Legend: 🏠 Subject Property



Legend: 🏠 Subject Property



Legend: 🏠 Subject Property

Property Photos



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

8,650

2005 Est. daily traffic counts

Street: Fort Benning Rd
Cross: Torch Hill Rd
Cross Dir: NE
Dist: 0.08 miles

2

22,880

2005 Est. daily traffic counts

Street: Victory Dr
Cross: Ticknor Dr
Cross Dir: NW
Dist: 0.07 miles

3

458

2004 Est. daily traffic counts

Street: Wilson Dr
Cross: Matheson Rd
Cross Dir: SW
Dist: 0.09 miles

4

26,700

1997 Est. daily traffic counts

Street: Victory Dr
Cross: Morgan St
Cross Dir: SE
Dist: 0.01 miles

5

7,990

2005 Est. daily traffic counts

Street: Torch Hill Rd
Cross: Matheson Rd
Cross Dir: SE
Dist: 0.17 miles

Historical counts

Year	Count	Type
1998	6,882	AA DT

Historical counts

Year	Count	Type
1998	25,391	AA DT

Historical counts

Year	Count	Type

Historical counts

Year	Count	Type

Historical counts

Year	Count	Type
1998	7,499	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)