

FOR SALE

4894 JONESBORO ROAD

FOREST PARK, GA 30297

IN-PLACE INCOME | 2,600 SF
AVAILABLE FOR OWNER-USER

LIST PRICE

\$1,200,000

6,000 SF commercial building in Forest Park with in-place income and immediate owner-user opportunity. Flexible C-3 zoning supports a wide range of commercial uses.



6,000 SF

TOTAL BUILDING SIZE



3,400 SF

OCCUPIED
(MONTH-TO-MONTH)



2,600 SF

VACANT & AVAILABLE
FOR OWNER-USER



C-3

COMMERCIAL
ZONING



26,000 VPD

ON JONESBORO ROAD
(GDOT 2023)

PROPERTY DESCRIPTION

4894 Jonesboro Road is a 6,000 SF commercial building located in the heart of Forest Park. The property features a 3,400 SF space currently occupied by a long-term tenant on a month-to-month lease, generating \$3,500/month on a modified gross basis. The remaining 2,600 SF is vacant and in excellent condition, offering an ideal opportunity for an owner-user or for lease-up.

Built in 2007 with a durable metal roof, the building is well-maintained and positioned along a high-traffic commercial corridor with strong visibility and convenient access.

PROPERTY HIGHLIGHTS

- ✓ 6,000 SF commercial building on ±0.91 acres
- ✓ 3,400 SF occupied by long-term month-to-month tenant paying \$3,500/month (modified gross)
- ✓ 2,600 SF vacant and available for immediate owner-user occupancy
- ✓ Built in 2007 with metal roof and excellent condition
- ✓ C-3 Commercial zoning supports a wide range of retail, office, service and automotive uses
- ✓ High-visibility location on Jonesboro Road with approximately 26,000 VPD (2023 GDOT)
- ✓ Ample on-site parking with convenient access
- ✓ Strong owner-user or value-add investment opportunity

OFFERING SUMMARY

Building Size:	6,000 SF
Occupied Space:	3,400 SF
Vacant Space:	2,600 SF
Lot Size:	±0.91 Acres
Year Built:	2007
Roof:	Metal
Zoning:	C-3 (General Commercial)
Current Income:	\$3,500/Month (Modified Gross)
Tenancy:	Month-to-Month



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