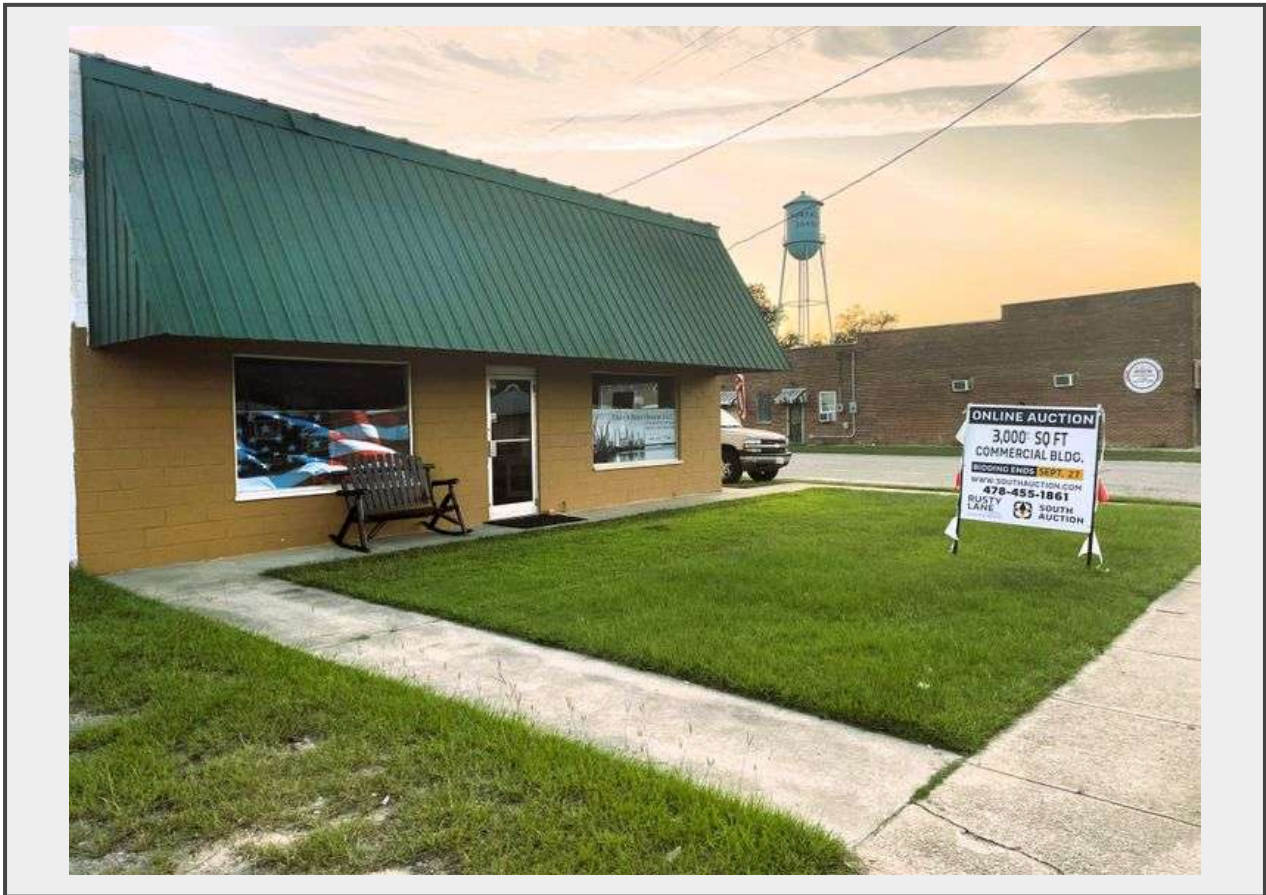


**Sale Name:** HOMES AND LAND UP FOR AUCTION

**LOT 104 - Income Producing Commercial Property: HWY 80, Portal, GA**



**Property Type** Commercial Building

**Seller Type** Individual

**Beds** NA

**Baths** 2

**Year Built** 1953

**Square Feet** 3312

**Total Land Area** 0.15

**Subdivision Name** NA

**County** Bulloch

**County Map & Parcel Number** P04 000052 000

**Survey Required** No

**Survey Company** NA

**Heating and Cooling Source** Central heating and air

**Water** City Water

**Property Zoning** C3

**Auction Manager** Brent Stephens- 912-259-4789

**Yearly Taxes** Please contact local officials to receive the current tax amount.

**3D VIRTUAL TOUR LINK** 3D TOUR!!

**Currently Rented** Yes

**Lease In Place** Yes - LEASE VALID UNTIL 7/1/2025, Current lease will transfer to the new owner. Currently the front bay is rented for \$1,000 per month, Middle garage is rented for \$1,000 per month by the same tenant. The back bay (studio apartment) is not rented. Projected rent for this bay is \$1,200 per month.

**Type of lease** Yearly

**Rent Amount** \$2000

**Sewer** City Sewer

**Description**

**This building located in downtown Portal Ga has recently had a major remodel including a new roof. Located only 15 miles East of Statesboro GA and Georgia Southern University, Portal is poised for commercial growth as Statesboro and Bulloch County are experiencing phenomenal growth. This property is located directly on US HWY 80 with a traffic count of close to 4,000 vehicles per day coming within a 30 feet of the front door. The front section of This building is currently leased. Leaving the back section to be leased for additional income. Also the current lease could be terminated if the new owners decided they wanted to use it themselves.**

Quantity: 1



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