

NEW LISTING

32 West Main Street • Cartersville • Bartow County • GA • 30120



- 10,490 sq/ft of leaseable commercial space
- Corner Lot in downtown Cartersville
- \$760,000 Current Appraised Value
- Central Heating & Air Conditioning in office area, forced heat in warehouse
- Asphalt parking lot in rear of bldg.

NORTHSIDE  **BANK**

**DAN GREESON —
SPECIAL ASSETS
MANAGER**

NorthSide Bank

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\$714,400

Sales Price

Member
FDIC

Real Estate Summary

32 West Main Street
Cartersville, Bartow County, GA 30120

Dan Greeson
Special Assets Manager
(770) 877-7925

This 2-story office building is located on the corner of Erwin Street and Main Street in Cartersville, GA. The building has 10,490 sq.ft of leasable space. The interior is divided into 5 offices with 3 offices on the main level and 2 offices on the 2nd floor. The building is currently 40% occupied by a Chiropractic Office. The appraiser estimates monthly rental income at \$10.50 per square foot for the first floor and \$8.00 per sq/ft for the upper floors. This is the original building for the 1st National Bank of Bartow County and was built in 1925.

Cost to Build: \$1,066,612

Potential Rental: \$7,200-\$8,462/month

Original Sales Price: N/A

Original Appraisal: \$1,125,000

Current Sales Price: \$714,400

Current Appraisal: \$760,000

**Special Bank Financing Available for
Qualified Buyers**

**Call Dan Greeson for Details
(770) 877-7925**

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