

FOR SALE

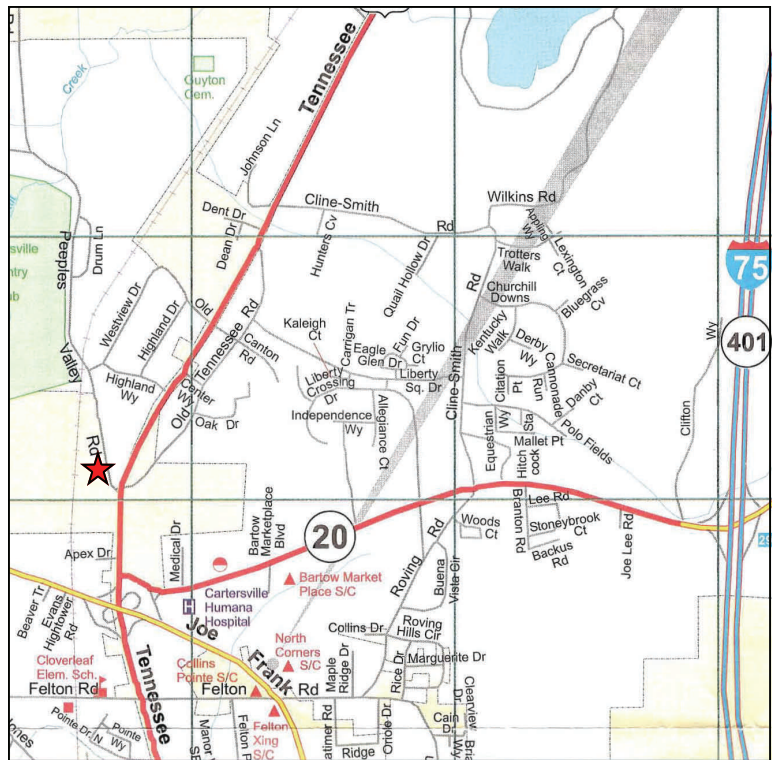
BANK OWNED COMMERCIAL REAL ESTATE

83 Peeples Valley Road
Cartersville, Georgia 30120



- \$299,900 Vacant 2.45 Acre Lot
- \$1,195,000 Building & 1.6 Acre Lot
- \$1,494,900 Building & 4.05 Acres
- 16,000 SF building zoned G-C (General Commercial) in the City of Cartersville, 3 side brick construction, built in 2005
- One 10' drive in door
- 6,346 SF leased with 2,100 SF of office & 4,246 SF of heated & cooled warehouse, remaining 9,654 SF unfinished
- 1.6 Acres: 84.38' of frontage on Peeples Valley Road 2.45 Acre: 287'+/- of frontage on Peeples Valley Road
- Utilities: Electricity, Water, Sewer, Phone, & Gas
- Monthly gross income: \$7,027

Information is deemed reliable,
but cannot be guaranteed.



For More Information Contact

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www.gfwillis.com

George F. Willis, Realty

807 North Tennessee Street, Suite 101

Cartersville, Georgia 30120

Phone 770.382.0058 Fax 770.382.4443

"Faithful Cooperation Brings Mutual Success!"



SURVEY FOR:

HENDERSON PROPERTIES

PROPERTY LOCATED IN:
LAND LOTS 21 & 22,
4th DISTRICT, 3rd SECTION,
IN THE CITY OF CARTERSVILLE,
BARTOW COUNTY, GEORGIA

GEORGIA, BARTOW COUNTY
CLERK'S OFFICE

FILED FOR RECORD ON: 20 03 10 17 day of
March 2003 Book 81L
Page 249 this day of
2003

MAGNETIC

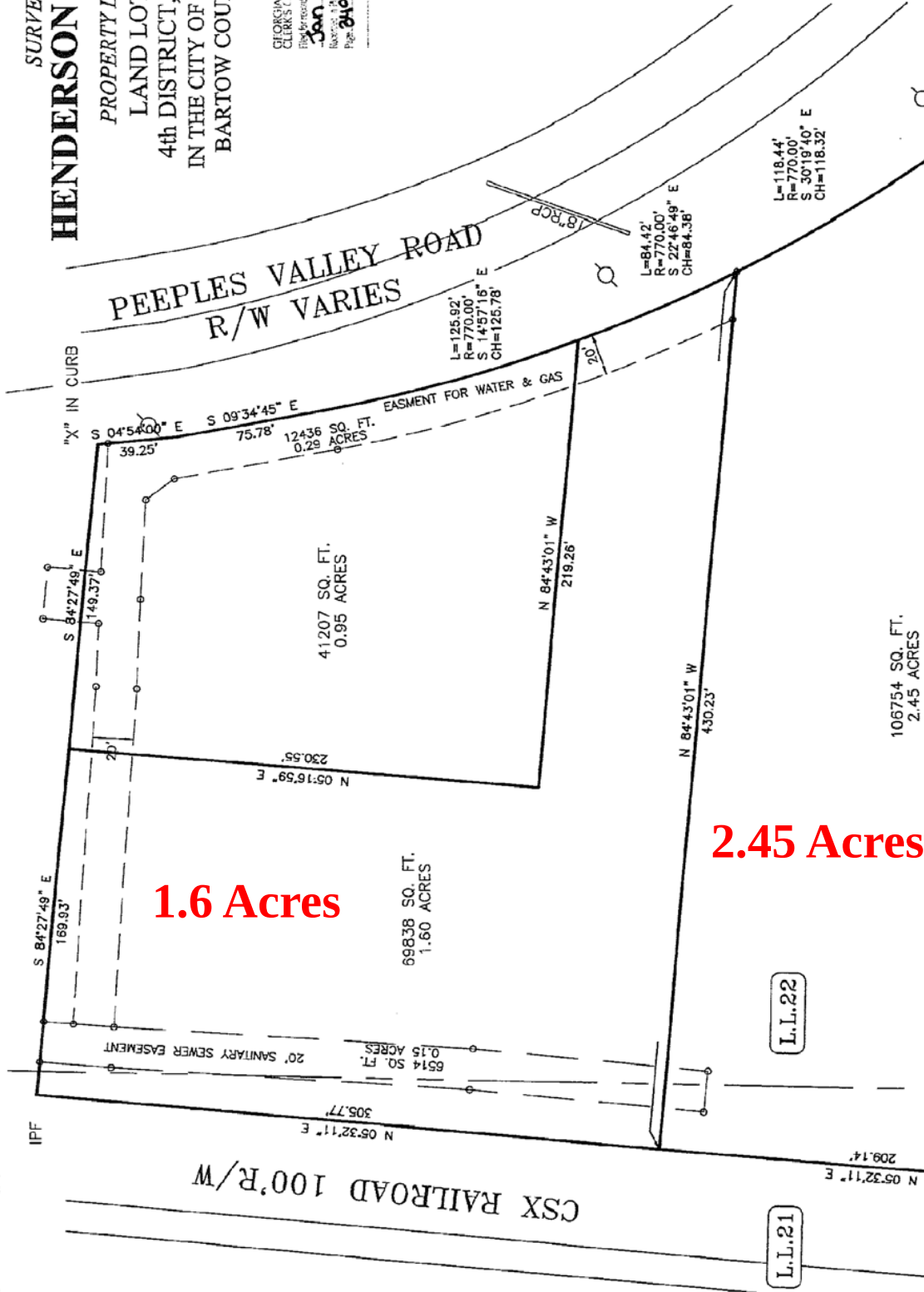


LEGEND
IPF - IRON PIN FOUND (AS NOTED)
IPF - IRON PIN PLACED (1/2" REBAR)
CO - CLEAN OUT
WM - WATER METER
CM - CONCRETE MARKER
PP - POWER POLE
LP - LIGHT POLE
POWER LINE -
FENCE LINE -

GENERAL SURVEY NOTES:
THE FIELD DATA UPON WHICH THIS
PLAT IS BASED HAS A CLOSURE
PRECISION OF 1 FOOT IN 15,000+*
AND AN ANGULAR ERROR OF 06" PER
POINT, AND WAS NOT ADJUSTED. ALL
ANGLES AND DISTANCES WERE
MEASURED USING A SOKKIA SET 500.

PROJECT
INFORMATION
FILE: 03-194
DATE: 1/10/06
SCALE: 1"=50'

THE PLAT HAS BEEN
CALCULATED FOR
CLOSURE AND IS
FOUND TO BE
ACCURATE TO WITHIN
1 FOOT IN
1,000,000+ FEET.



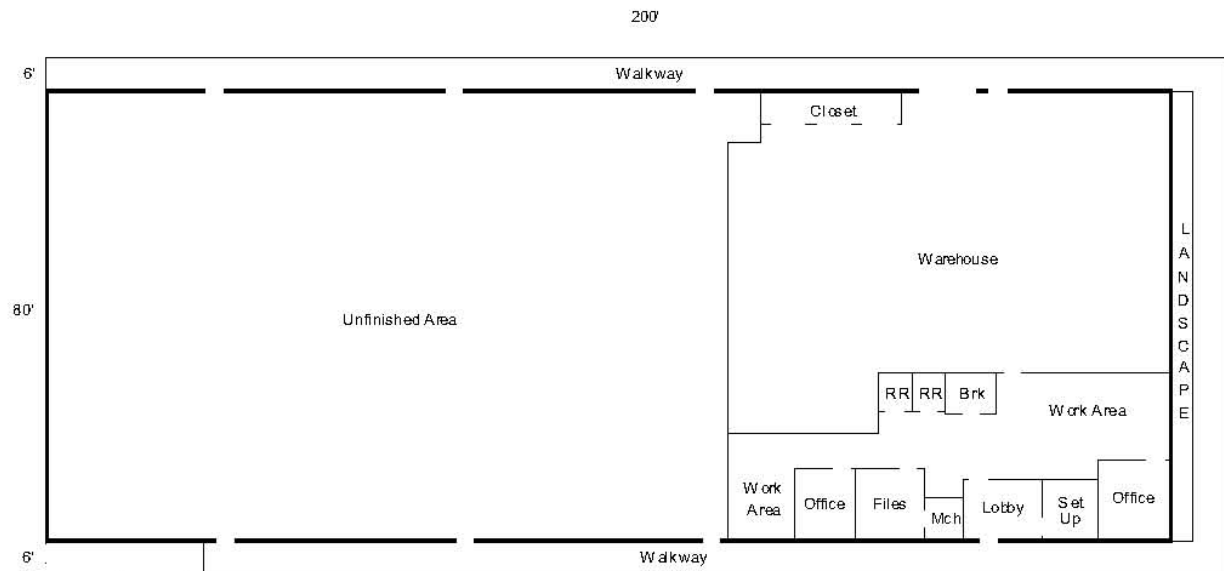
1.6 Acres

2.45 Acres

HART & ROZIER
LAND SURVEYING, INC.
29 MAPLE RIDGE DRIVE, SUITE 102
CARTERSVILLE, GA 30120
PHONE: (770) 382-0993 FAX: (770) 382-0993



ALL PROPERTY LINES ARE APPROXIMATE.



Rooms not to scale.

Scale: 1 = 30

