Historic Downtown East Point Retail Building

OAKHURST REALTY PARTNERS

2796 East Point St., East Point, GA 30344

FOR SALE - $400,000

For more information, please contact:
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Property Overview

Located in the heart of Downtown East Point, 2796 East Point Street presents a rare opportunity to acquire a fully occupied, income-producing retail asset with significant upside potential. Positioned on the prominent corner of East Point Street and White Way, the property features two retail suites. One tenant has a lease scheduled to terminate at the end of September 2027, while the second operates on a month-to-month lease. This provides a buyer with immediate cash flow alongside flexibility to either occupy the property or execute a future leasing strategy. One tenant operates a hair braiding studio, while the second is a well-established organic restaurant that has been in business for over 30 years, further enhancing the stability and community presence of the asset.

Surrounded by the continued revitalization of Downtown East Point, the property benefits from exceptional visibility, dual street frontage, walkability to restaurants and neighborhood amenities, and close proximity to the new City Hall and MARTA. East Point continues to attract investment thanks to its strategic location just minutes from Downtown Atlanta, Hartsfield-Jackson Atlanta International Airport, Fort McPherson redevelopment, and major interstate access.

With below-market lease rates, flexible lease structures, and a prime downtown location, 2796 East Point Street offers investors an attractive value-add opportunity to increase income while capitalizing on the continued growth of one of metro Atlanta's emerging urban submarkets.

- Prime corner location in Downtown East Point.
- Two occupied retail suites providing immediate in-place income.
- Value-add investment with opportunity to increase rental revenue.
- Tenants have been in place for many years and will likely sign a new longer term lease.
- Excellent visibility with frontage on East Point St. and White Way.
- Directly across from the new City Hall and adjacent to established local restaurants and retailers.
- Walkable downtown location with abundant street and public parking.
- Minutes from Hartsfield-Jackson Atlanta International Airport, Downtown Atlanta, MARTA rail service, I-85, I-285, and Langford Pkwy.
- Positioned within a growing district benefiting from ongoing public and private investment.
- These are open and operating businesses. Please do not discuss sale with tenants. Contact agent for details.

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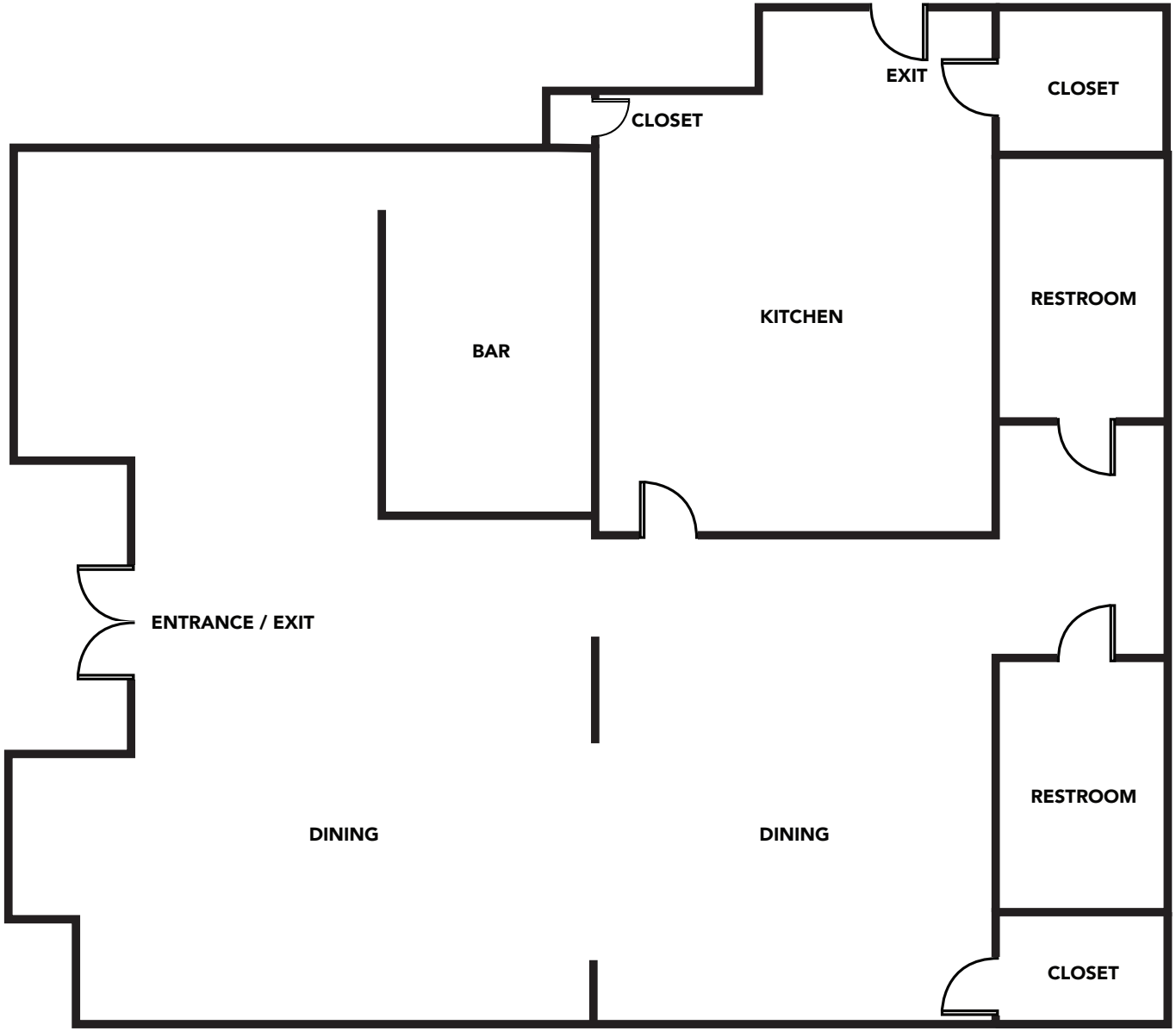
TAKE A VIRTUAL TOUR OF SUITE A



~ 1,400 SF

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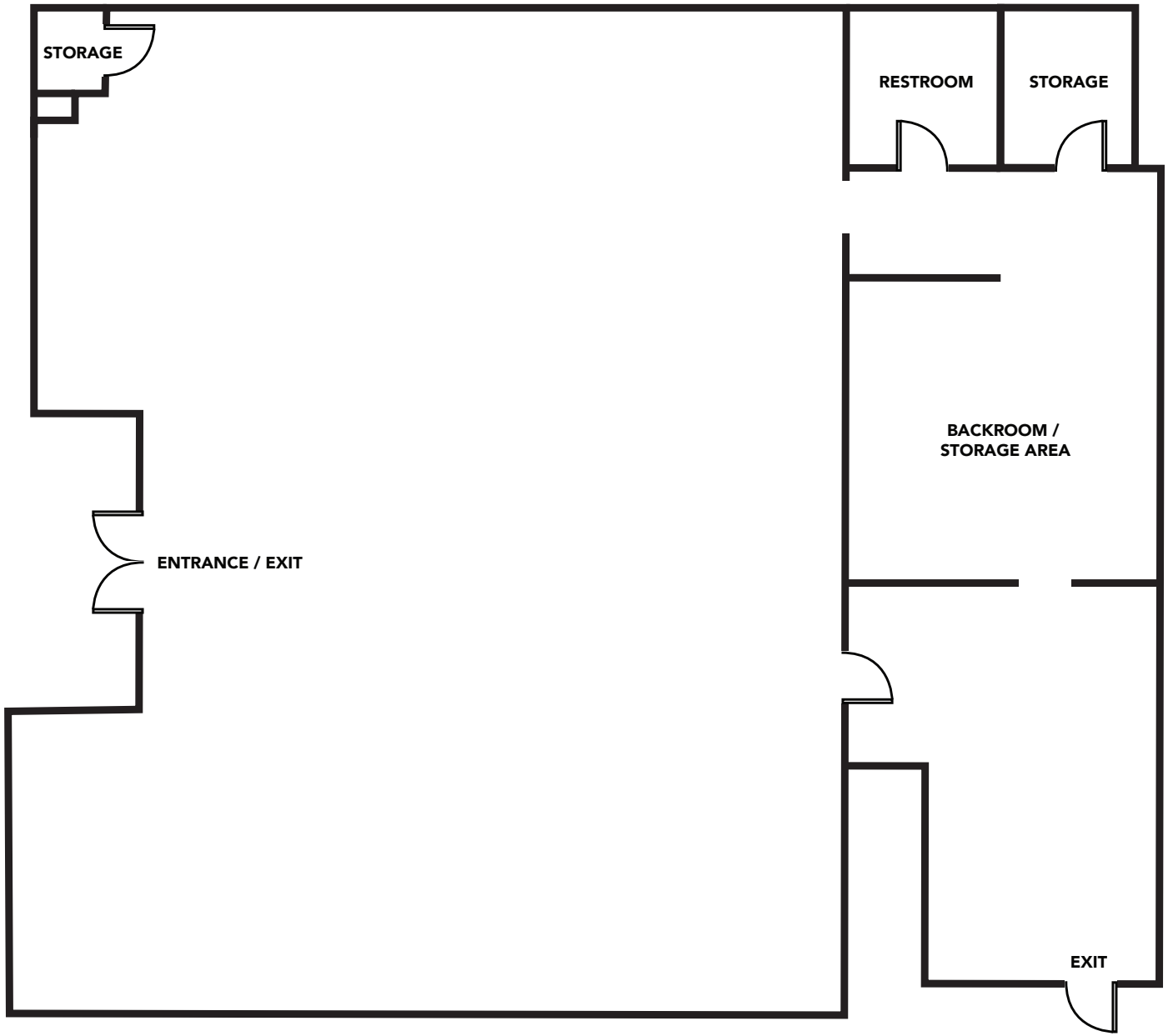
TAKE A VIRTUAL TOUR OF SUITE B



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