

Thursday, March 25, 2021, 2:00 PM

7461 W Fayetteville Road, Riverdale

Clayton County, GA

Commercial and Residential Offerings

Located in Both Riverdale & McDonough, GA

4 Offerings to Include:

**(5) COMMERCIAL BUILDINGS AND
CELL TOWER ON 11 +/- ACRES**

7228 Highway #85, Downtown Riverdale

Owner Financing Available

METAL SHOP BUILDING ON LARGE LOT

7473 W. Fayetteville Road, Riverdale

Selling Absolute - Owner Financing Available

3 BEDROOM BRICK HOME

7461 W. Fayetteville Road, Riverdale

Owner Financing Available

COMMERCIAL BUILDING

3897 Jodeco Road, McDonough, Henry County

Selling Absolute - Owner Financing Available

ALL Properties to be **SOLD** at 7461 W. Fayetteville Road
Riverdale, GA

***HUGE Income potential as all these properties are
currently rented and generating over \$13,000/month!***

DEMPSEYAUCTION

Video for property: <https://vimeo.com/512318155>



**5 COMMERCIAL BUILDINGS CURRENTLY
LEASED FOR A TOTAL OF \$9920 PER MONTH.**

- Cell tower currently leased for \$1280 per month at a 1.5% annual increase
- Property located right off of State Highway 85
- Daily traffic count of approx. 47,400!

OWNER FINANCING AVAILABLE

**METAL SHOP CURRENTLY LEASED FOR
\$850 PER MONTH.**

- Building contains an office space, one and a half baths, full industrial sized kitchen
- Warehouse storage area

SELLING ABSOLUTE

OWNER FINANCING AVAILABLE

1.800.DEMPSEY DEMPSEYAUCTION.COM





**BRICK HOME CURRENTLY LEASED FOR
\$575 PER MONTH.**

- Brick home complete with 3 bedrooms and 1 bathroom

OWNER FINANCING AVAILABLE



**COMMERCIAL BUILDING CURRENTLY
LEASED FOR \$880 PER MONTH.**

- Just a mile from I-75
- Daily traffic count of approx. 13,400!

**SELLING ABSOLUTE
OWNER FINANCING AVAILABLE**



Ray Dempsey | Lou Dempsey | GAL #113

ALB#065553 | AAL#1103

310 North 4th Avenue, P. O. Box 1341, Rome, GA

1.800.DEMPSEY DEMPSEYAUCTION.COM

Thursday, March 25, 2021, 2:00 PM

Riverdale, Clayton County, GA

Commercial and Residential Offerings

Located in Both Riverdale & McDonough, GA

OWNER FINANCING AVAILABLE FOR ALL 4 OFFERINGS. Please contact our office for more details.

INSPECTION: All properties are available for inspection by appointment. Dempsey Representatives will be at the SALE SITE on Wednesday, March 24th from 12:00 pm-4:00 pm.

SALE SITE: All properties to be sold from 7461 West Fayetteville Road, Riverdale, GA 30296

REAL ESTATE: 10% Buyer's premium to be charged on ALL purchases. 10% Down payment required on sale day, with the balance due on or before 30 days from the above sale date. **NO EXCEPTIONS!**

BROKER PARTICIPATION: We highly encourage Broker participation, please contact our office for explicit instructions. All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. For compliance with Section 1018 of the Residential Lead Based Paint Hazard Act of 1992, interested purchasers have a ten (10) day inspection period prior to the auction for the assessment of possible lead based paint hazards. Any announcement made from the auction stand shall take precedence over any printed matter in this postcard. 2021.