

# FOR SALE

## MAIN STREET SQUARE

174 Glynn Street  
Fayetteville, Georgia 30214

**LAVISTA**  
ASSOCIATES, INC.

Commercial and Industrial, Realtors®

**Phil Ryan**

770.729.2843 :: Direct

770.729.2856 :: Fax

[pryan@lavista.com](mailto:pryan@lavista.com)

### Investment Summary



# LENDER-OWNED

### Property Summary

**Price: Negotiable**

**Multi-Tenant Building  
Retail/Office**

**11,250+ SF Total**

**Tremendous  
Upside  
Potential**

**Will Sell  
Well Below  
Replacement Cost**

**Built in 1997**



**IMPORTANT NOTICE:** Read and understand the Disclosure and Disclaimer paragraph on the reverse side hereof prior to using this information.

# FOR SALE

## MAIN STREET SQUARE

174 Glynn Street  
Fayetteville, Georgia 30214

**LAVISTA  
ASSOCIATES, INC.**

Commercial and Industrial, Realtors®

**Phil Ryan**

770.729.2843 :: Direct

770.729.2856 :: Fax

[pryan@lavista.com](mailto:pryan@lavista.com)

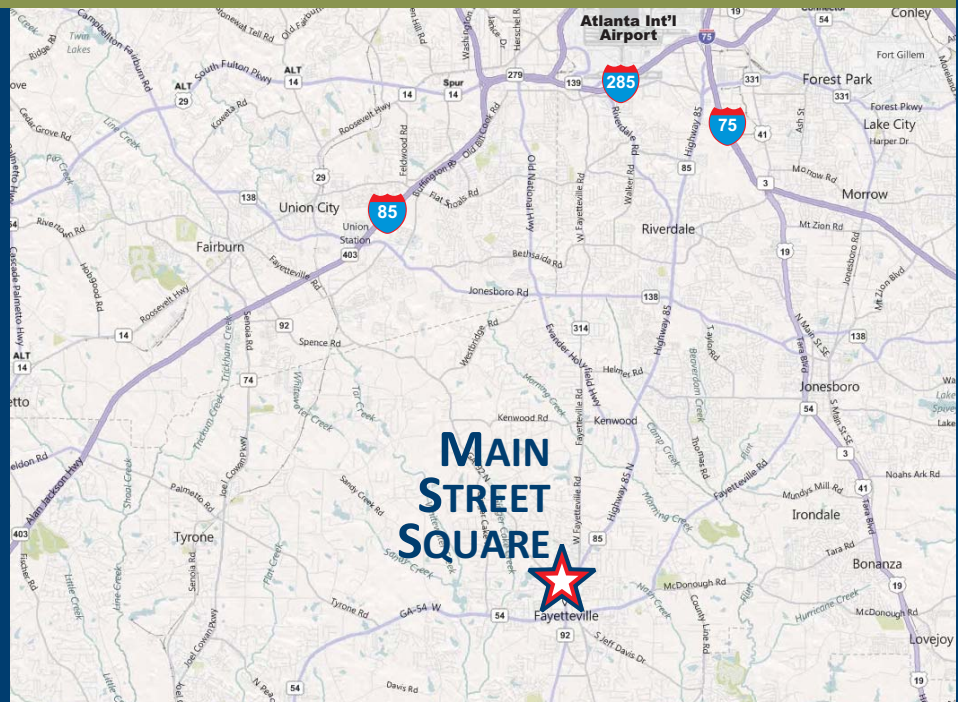
### Photographs



### Current Suite Configuration

#### SUITES

A	Vacant	1,250 SF
B	Vacant	1,250 SF
C	Vacant	625 SF
D	Vacant	625 SF
E	Vacant	1,250 SF
F/G	Vacant	2,500 SF
H	Vacant	1,250 SF
I	Hair Salon	1,250 SF
J	Vacant	1,250 SF



DISCLOSURE AND DISCLAIMER: Lavista Associates, Inc. ("Broker") is acting as agent for, and being compensated by, the Owner of this Property, and is not acting as agent for the prospective purchaser or tenant. Broker provides the within information together with all other information of every type, herewith or later provided, only to expedite a potential purchaser's or tenant's decision of whether to proceed with an independent in-depth investigation of the property. Said information shall not be used for any other purpose. All information provided by Broker is not guaranteed or warranted and may not cover all material facts. Broker expressly disclaims all express or implied responsibility for errors, omissions, representations with respect to matters of price, value, income, expense, legal or tax consequences, conditions of soil, structure, roof or operating systems, investment potential, compliance with applicable law, suitability for intended use or any other matter. Potential purchasers or tenants are responsible for verifying all material considerations and insuring that their offer is contingent upon such verification. The availability of the property is subject, without notice, to changes, prior sale, or withdrawal at any time. Financing, loan assumptions and leases are subject to credit approval and other conditions. This document is not an offer open for acceptance. Broker has no power to obligate or bind the Owner of the Property. Owner may be bound only by a formal written agreement fully executed by all parties at interest, which agreement may be subject to conditions or rejection without reason. In consideration for the within information the recipient 1) accepts and uses the information and related material subject to these conditions, 2) agrees to rely solely on its right, and assumes the duty, to independently obtain and analyze all material information, and 3) agrees not to rely on any information provided by Broker. Persons associated with Broker may not alter or modify these provisions. Sub-agents of Broker and agents representing any purchaser or tenant shall disclose these terms to their prospects. Reproduction hereof, in whole or in part, without the prior written permission of Broker is strictly prohibited. (Rev. 5-88)