

6555 PROFESSIONAL PLACE, RIVERDALE, GEORGIA 30274
FOR SALE | ±2,282 SF | OFFICE BUILDING



SOUTHERN
CAPITAL BROKERS
COMMERCIAL REAL ESTATE

SOUTHERN CAPITAL BROKERS

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OVERVIEW

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ASKING PRICE: \$350,000

ADDRESS: 6555 Professional Place, #D RIVERDALE, GA 30274

COUNTY: Clayton County

BUILDING SQFT: ±2,282 SF

USES: Occupied

PARCEL ID: 13140C A050D

YEAR BUILT: 1989

ACREAGE: 0.05 Acres

PROPERTY TAXES: \$6,166.61

Summary: This exceptional investment opportunity delivers a **strong 10% cap rate**, making it an attractive option for investors seeking reliable cash flow and long-term value. The property offers **2,282 square feet of thoughtfully designed office space** and is conveniently located just **three minutes from Southern Regional Medical Center**, ideal for medical, administrative, or professional use. The space is fully built out and features **six private offices**, supporting efficient and flexible operations. Equipped with **central air**, the layout is designed to accommodate a wide range of business needs, from healthcare-related services to corporate offices. Further enhancing its appeal, the unit is **currently leased to EMT Ambulance Service**, providing stability and immediate income. This well-maintained property combines a prime location, functional design, and strong investment performance in a highly desirable area.



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PICTURES

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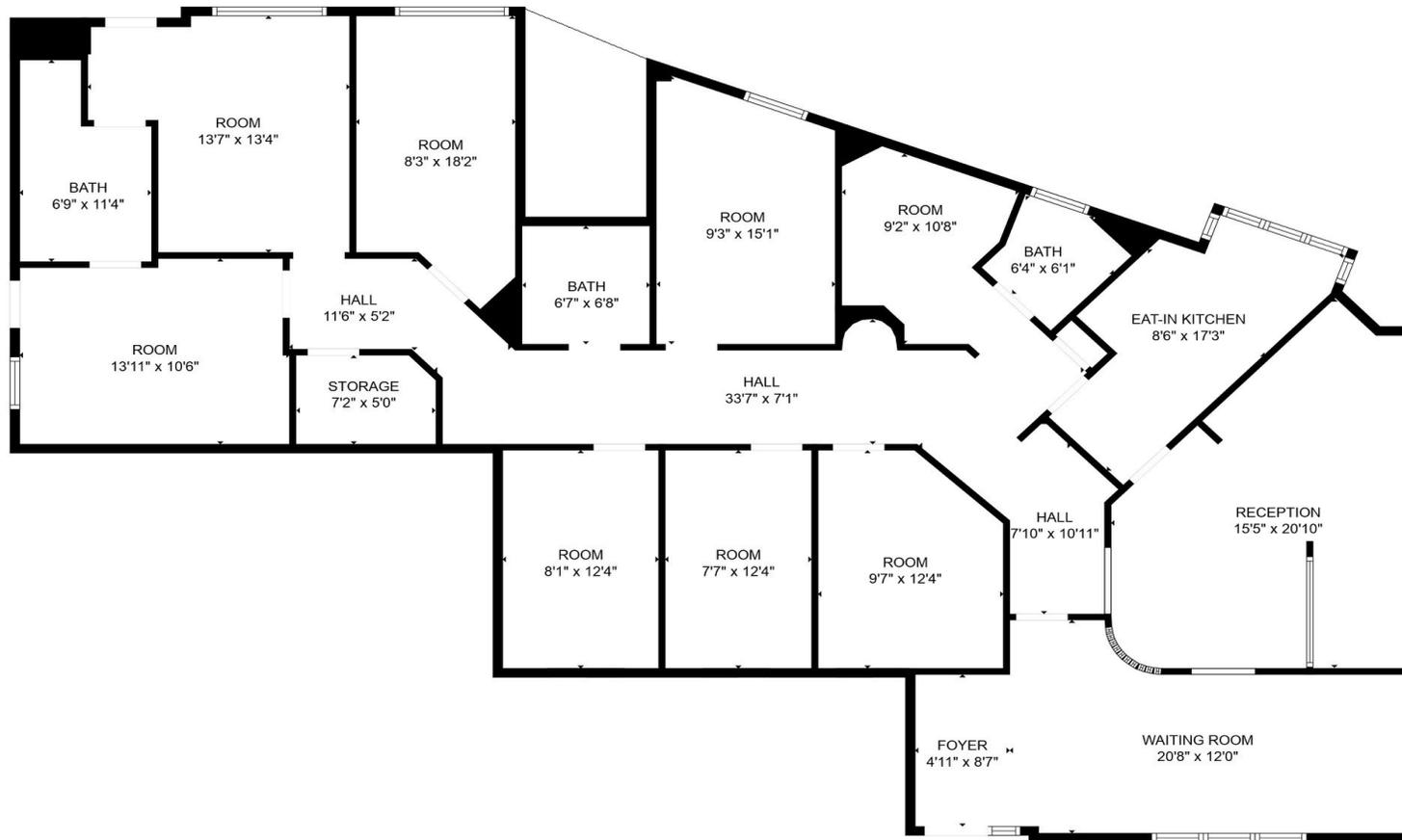
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FLOOR PLAN

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TOTAL: 2050 sq. ft
FLOOR 1: 2050 sq. ft
EXCLUDED AREAS: STORAGE: 35 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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RIVERDALE, GA

The City of Riverdale is located in northern Clayton County, Georgia, just south of Atlanta, and has a rich history tied to transportation, agriculture, and suburban growth. Riverdale was originally settled in the early 1800s, when farmers were drawn to the area's fertile land and proximity to waterways. The city's name is believed to come from its location near the Flint River and the surrounding river valleys that supported early farming communities.

Riverdale's development accelerated in the late 1800s with the arrival of the railroad, which connected the town to Atlanta and other regional markets. The railroad made it easier to transport crops, timber, and goods, helping the local economy grow and attracting new residents. In 1908, Riverdale was officially incorporated as a city, allowing local leaders to establish municipal services and governance.

Throughout much of the early 20th century, Riverdale remained a small, close-knit community with a strong agricultural base. Significant growth occurred after World War II, as suburban expansion from Atlanta moved southward. The construction of nearby highways and the development of Hartsfield-Jackson Atlanta International Airport further contributed to Riverdale's population and economic growth.

Today, Riverdale is a diverse and vibrant city that blends its historical roots with modern development, continuing to serve as an important residential and commercial community within the Atlanta metropolitan area.



Southern Capital Brokers has been retained as the exclusive broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Southern Capital Brokers or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

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