

280 Independence Street, Tignall
(Wilkes County) GA 30668

TUESDAY, OCTOBER 25, 2022

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



Features

**CALL FOR
INFORMATION**

**770.425.1141
or 800.479.1763
johndixon.com**



**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

PROPERTY TYPE:	Mini Storage
SUBDIVISION:	Tignall Mini Storage
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	2000
SQUARE FEET:	3,000±
ACREAGE:	1±
TAX ID:	058 033 01A
AGENT:	n/a



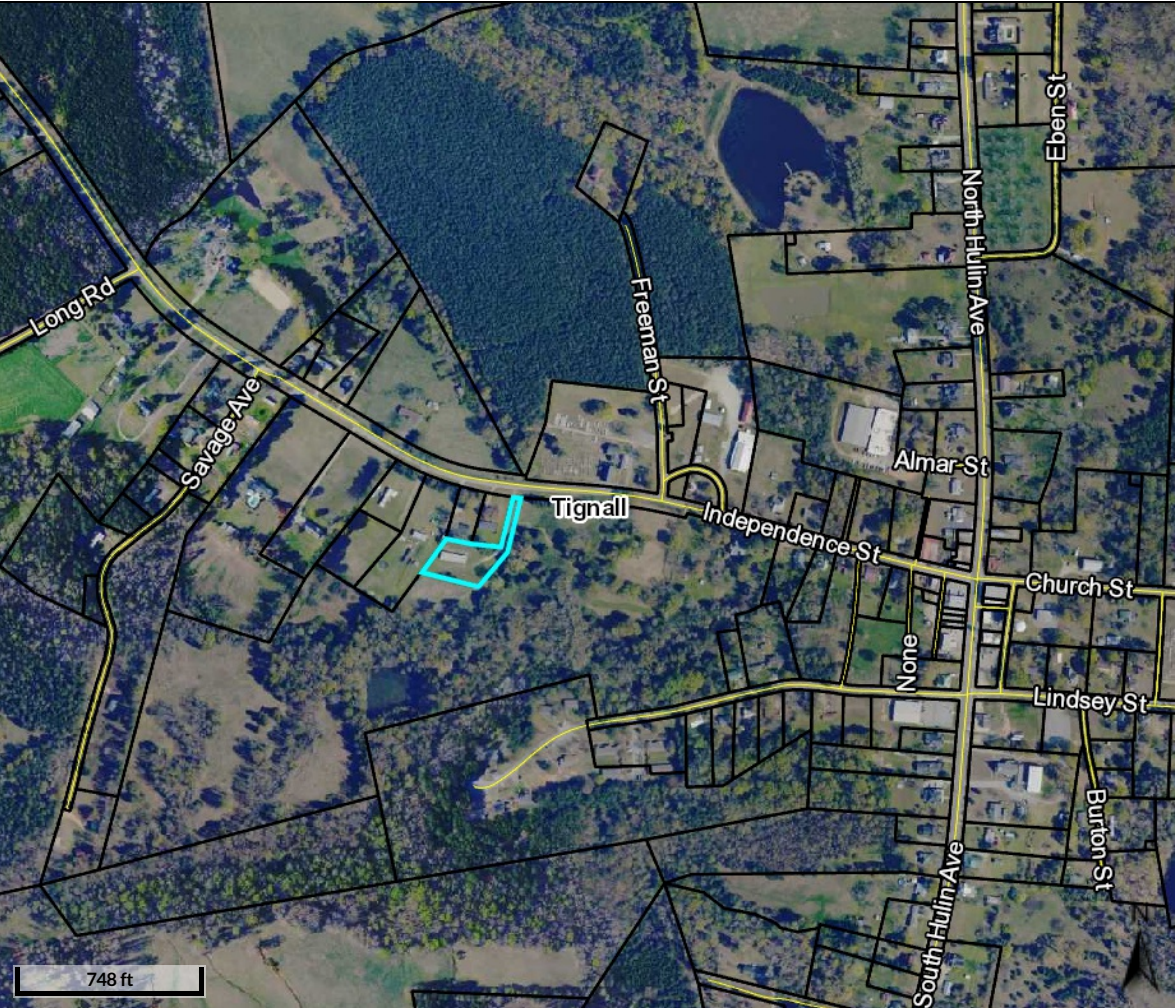
4

3

2

1

DROP
LOCKS
HERE



Long Rd

Savage Ave

Tignall

Freeman St

Independence St

Almar St

Church St

None

Lindsey St

Burton St

North Hulm Ave

South Hulm Ave

Eben St

748 ft

Unit Dimensions	Unit #	Price SF	SF	Rate/Mo	Annual
5*10	1	\$12.00	50	\$ 50	\$ 600
5*10	2	\$10.80	50	\$ 45	\$ 540
10*10	3	\$9.60	100	\$ 80	\$ 960
10*10	4	\$8.40	100	\$ 70	\$ 840
10*10	18	\$10.20	100	\$ 85	\$ 1,020
10*10	19	\$10.20	100	\$ 85	\$ 1,020
10*10	20	\$0.00	100	\$ -	\$ -
10*10	21	\$7.80	100	\$ 65	\$ 780
10*10	22	\$7.80	100	\$ 65	\$ 780
10*15	10	\$0.00	150	\$ -	\$ -
10*15	11	\$6.80	150	\$ 85	\$ 1,020
10*15	12	\$7.60	150	\$ 95	\$ 1,140
10*15	13	\$6.80	150	\$ 85	\$ 1,020
10*15	14	\$6.40	150	\$ 80	\$ 960
10*15	15	\$10.40	150	\$ 130	\$ 1,560
10*15	16	\$6.40	150	\$ 80	\$ 960
10*15	17	\$6.80	150	\$ 85	\$ 1,020
10*20	5	\$6.00	200	\$ 100	\$ 1,200
10*20	6	\$6.00	200	\$ 100	\$ 1,200
10*20	7	\$0.00	200	\$ -	\$ -
10*20	8	\$6.00	200	\$ 100	\$ 1,200
10*20	9	\$6.00	200	\$ 100	\$ 1,200

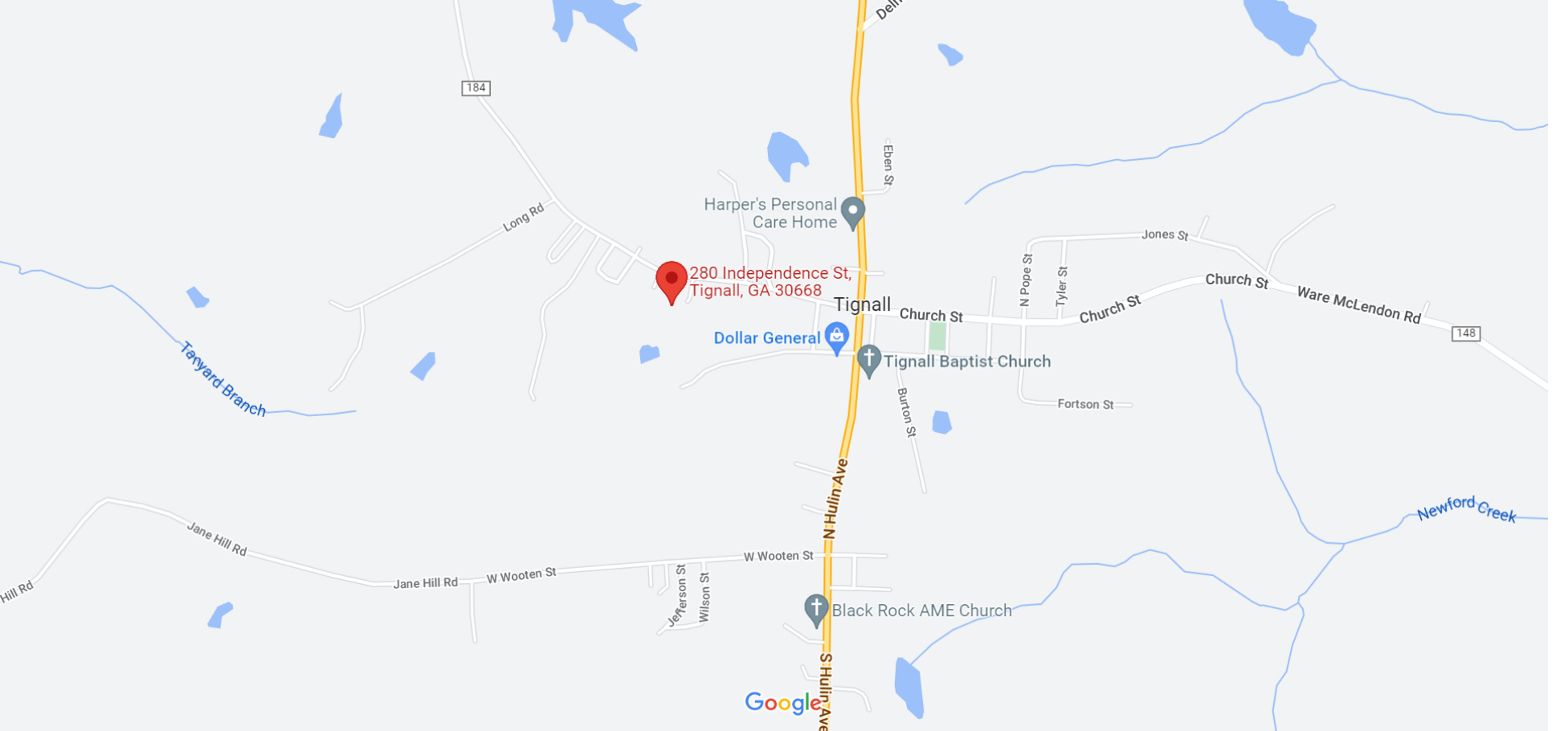
Monthly Income	\$ 1,585	3000 Gross	\$ 19,020
		Landscaping	1800
		Insurance	990
		City Tax	285
		County Tax	790
		Management	0
		Expenses	3865
		NOI	\$ 15,155











184

280 Independence St,
Tignall, GA 30668

Harper's Personal
Care Home

Dollar General

Tignall

Tignall Baptist Church

Black Rock AME Church

Google