

# FOR SALE

406 E Shadburn Ave. Buford, GA 30518



The Reed Team

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## Property Features

- Located near Downtown
- 2.14 Acres - Zoned Commercial
- 700 ft of Road Frontage
- Irrigated Landscape & Champion Trees
- 8,000+ Sq Ft of Conditioned Space
- 2 Car Detached Garage w/ Storage
- Detached Event / Office Space
- Ample Parking at Rear of Property



## House Features

- ~4,000 Sq Ft of Conditioned Space
- Restored & Renovated in 2015
- Original Hardwoods
- Commercial Kitchen
  - Wolf Gas Range
  - Wine Cooler
  - Masterbilt Fridge & GE Ice Cooler
  - Granite Countertops
- Master on the Main
- 7 Original Fireplaces
- Oversized Library
- Formal Dining Room
  - Original Trim constructed by Shipbuilders
  - Original Mural with Gold Leaf
- Wraparound, Oversized Front Porch
- Screened Rear Porch
- 2nd floor Conference Room & Office
- 2nd floor Open Layout



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## 2 Car Detached Garage

- 36'x33' 2 Story Garage (Spray Foam Insulated)
- EV Charging Station
- 2nd Floor Storage
- Rear Loading Dock / Access

## Event / Office Building

- ~3,000 Sq Ft of Open Space (2 Floors)
- Spray Foam Insulated

## Event / Office Building Continued...

- Double Windows (Insulated and Sound Resistant)
- 16x8 Ft Garage Door Open to Patio
- Over 1,000 Sq Ft of Porch Space
- IT and Storage Room
- High Ceilings on Both Floors
- Two Bathrooms (1 on each floor)
- Adjacent Flagstone Patio that will fit a 30x40 Tent for Events



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