

SALE

555 RESEARCH DR
555 Research Dr Athens, GA 30605



PROPERTY DESCRIPTION

This two-story office building's floorplan offers ample opportunity for tenant configurations. One first-floor space, currently occupied by a holistic healthcare group, consists of a reception area, lab room, multiple private spaces/exam rooms, one half bath, and an office. A second first-floor space has been renovated as a yoga studio with high ceilings, two large open rooms, a gathering room, one half-bath, and one full bath. On the second floor you will find multiple offices and meeting spaces, two half baths and a large breakroom/kitchenette.

This building currently has three month-to-month tenants in place which could possibly be locked into leases or given notice to vacate depending on purchaser's requirements of the space.

LOCATION DESCRIPTION

Located in East Athens-Clarke County on Research Drive between Barnett Shoals Drive and College Station Road, this property sits in a small office complex near several apartment complexes, subdivisions, retail centers, and UGA Veterinary Teaching Hospital. Approximately a 5-minute drive from two different Loop-10 ramps, and UGA's East Campus.

OFFERING SUMMARY

Sale Price:	\$535,500
Lot Size:	108,420,840 SF
Building Size:	3,965 SF

Roby Redwine
(706)207-2942

Katie Reeves
(706)254-3446

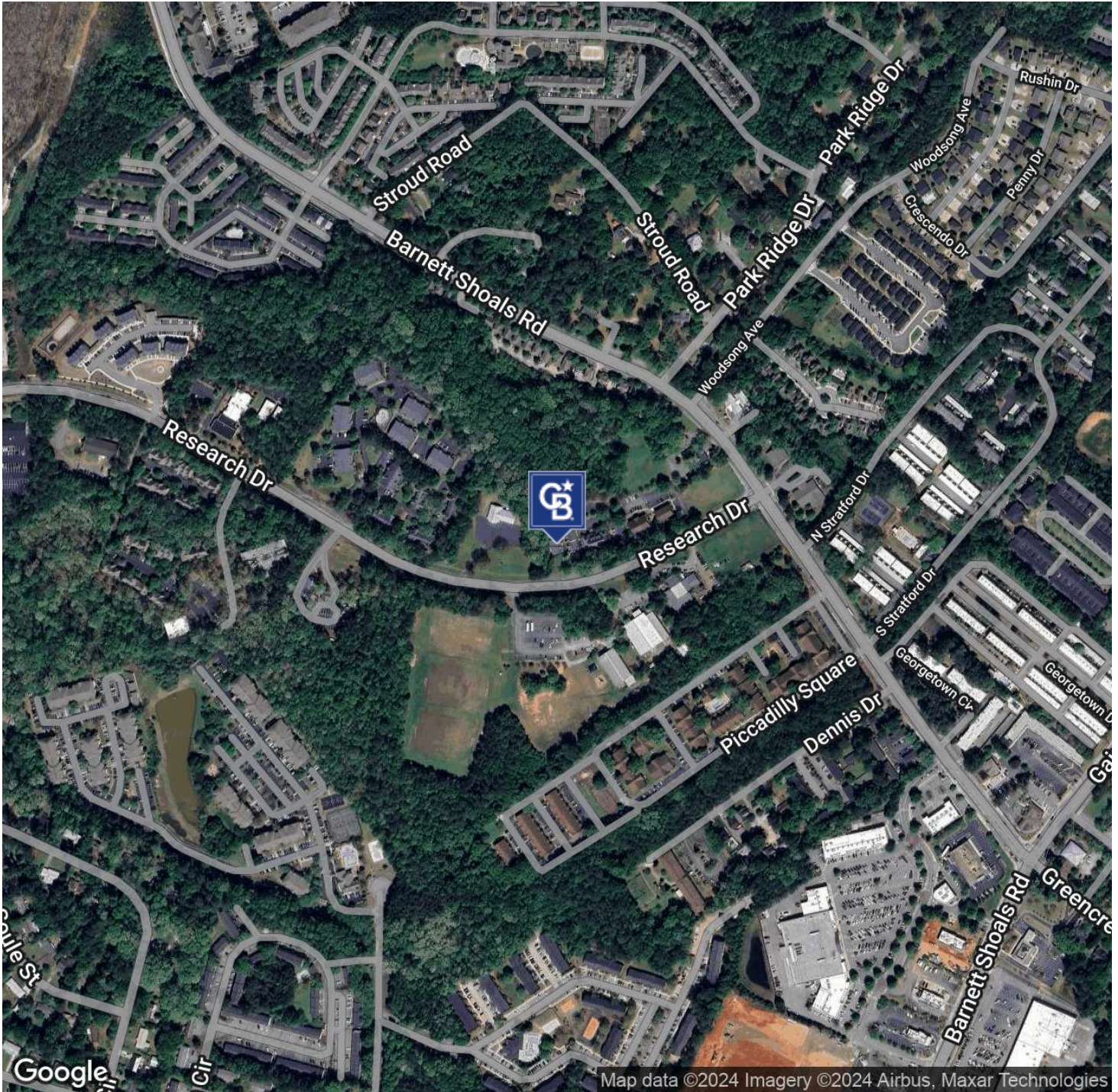


**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

SALE

555 RESEARCH DR

555 Research Dr Athens, GA 30605



Roby Redwine
(706)207-2942

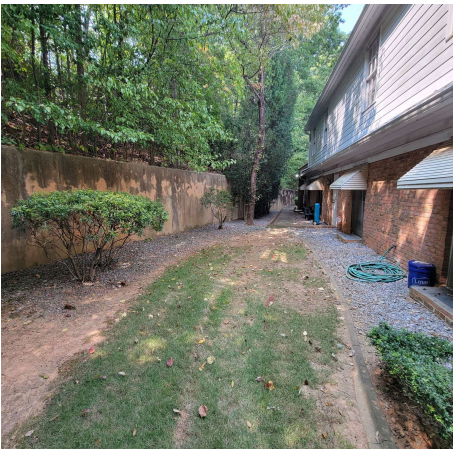
Katie Reeves
(706)254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

SALE

555 RESEARCH DR
555 Research Dr Athens, GA 30605



Roby Redwine
(706)207-2942

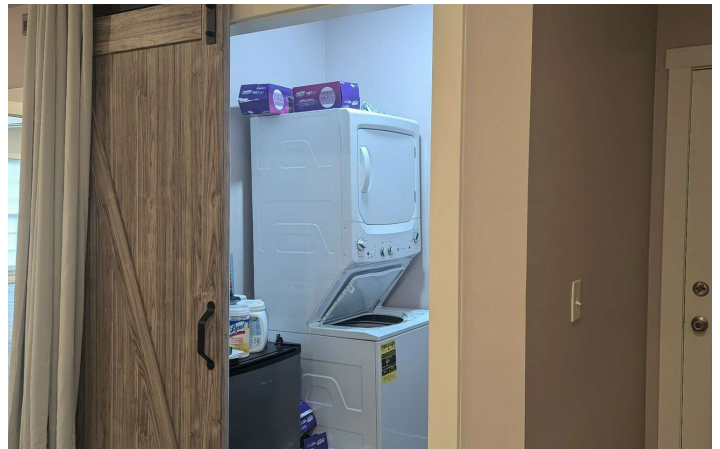
Katie Reeves
(706)254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

SALE

555 RESEARCH DR
555 Research Dr Athens, GA 30605



Roby Redwine
(706)207-2942

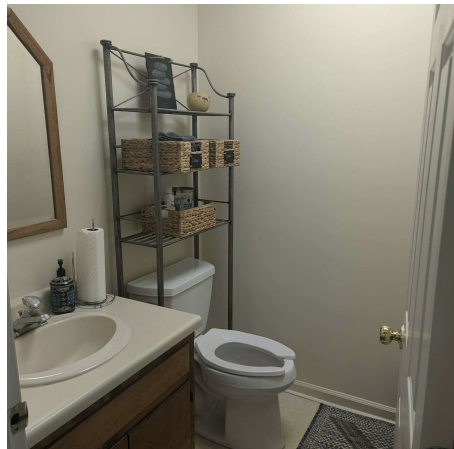
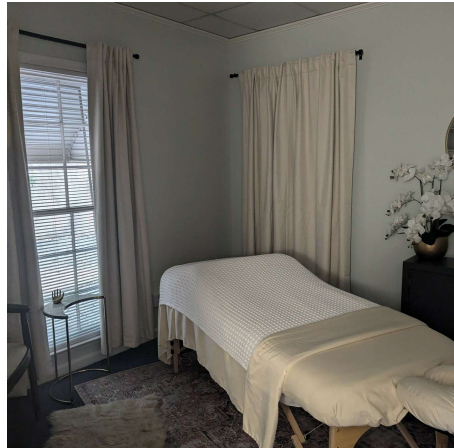
Katie Reeves
(706)254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

SALE

555 RESEARCH DR
555 Research Dr Athens, GA 30605



Roby Redwine
(706)207-2942

Katie Reeves
(706)254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

