

2707 Buford Hwy NE

Atlanta, GA 30324



FOR SALE

Joe Benes

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BellStreet

For Sale

2707 Buford Hwy NE Atlanta, GA 30324



Property Description

BellStreet is pleased to introduce an exceptional investment opportunity in the heart of Atlanta: a 17,336 SF office building located at 2707 Buford Hwy NE, Atlanta, GA 30324. This prime property boasts outstanding visibility overlooking I-85 and is move-in ready for modern businesses. Though the major systems (TPO roof and HVAC) were installed in 2011, both have been recently inspected and serviced and are in good working order.

Recent improvements include:

- Stucco inspected, minor issues corrected, and the entire exterior repainted.
- Interior walls and window seals inspected and repaired.
- All personal property removed, leaving a mix of open-plan and partitioned offices, a reception area, and secure storage.

The property is zoned M, allowing for a wide variety of uses, and features a functional drop ceiling throughout. Its location offers convenient access to the bus line and major transportation corridors.

Don't miss the chance to add this impressive, well-maintained asset to your portfolio. Please let me know if you have any questions or would like to schedule a tour.

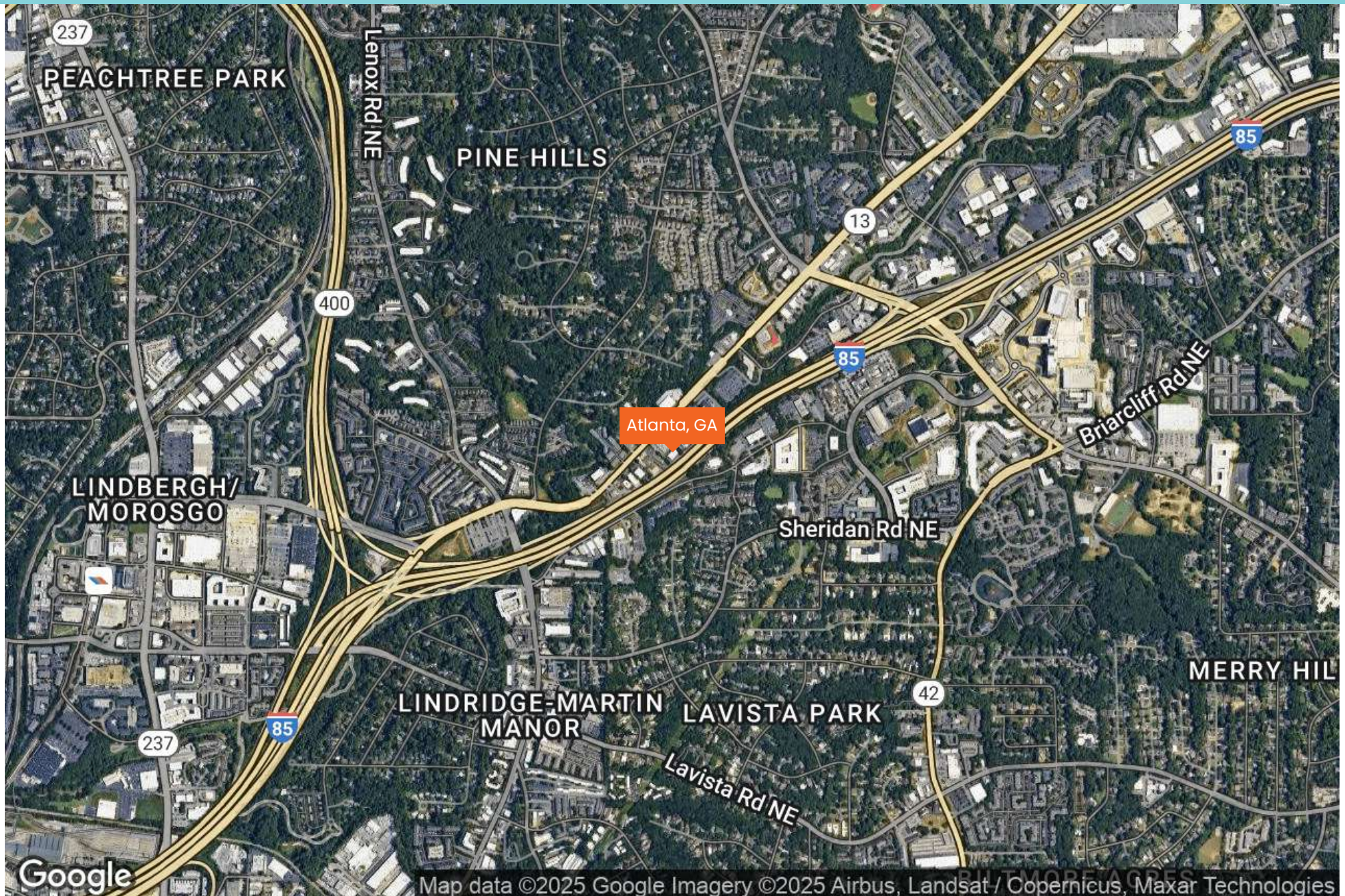
Offering Summary

Sale Price:	\$2,950,000
Number of Units:	1
Lot Size:	0.74 Acres
Building Size:	17,336 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	568	2,190	10,232
Total Population	1,093	4,059	18,720
Average HH Income	\$162,751	\$144,267	\$121,027

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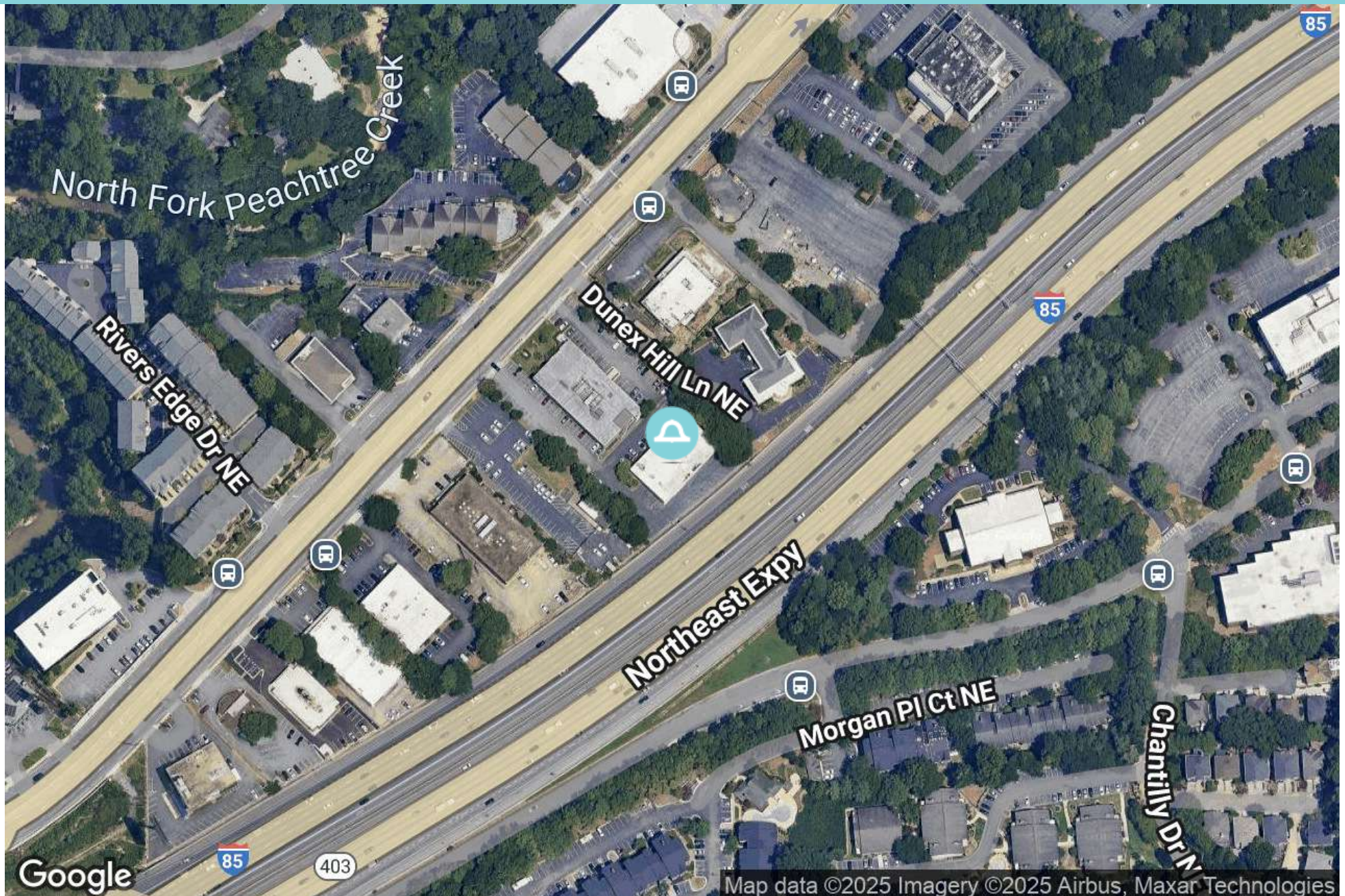
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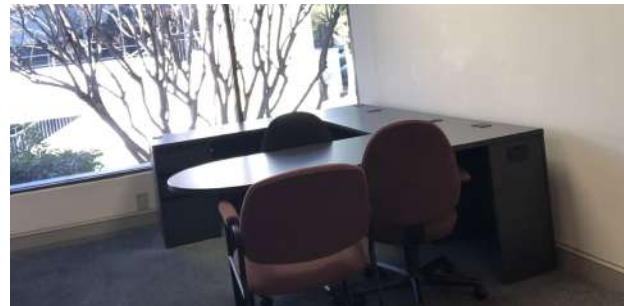
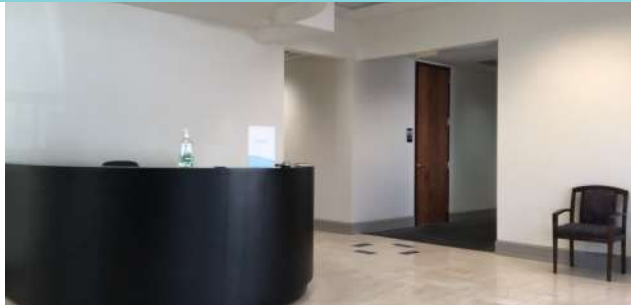
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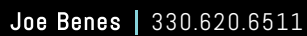


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2707 Buford Hwy NE Atlanta, GA 30324

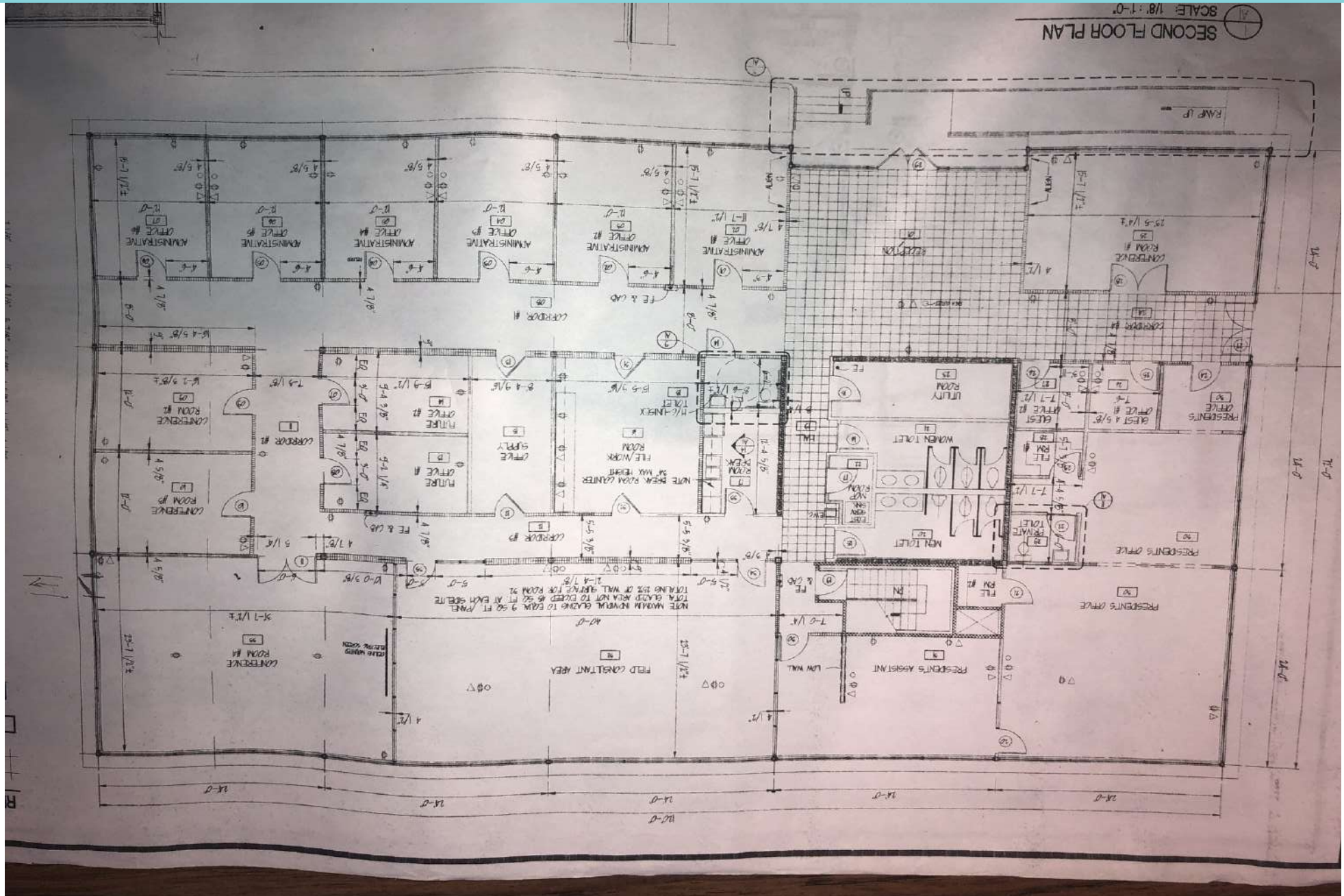


2707 Buford Hwy NE Atlanta, GA 30324



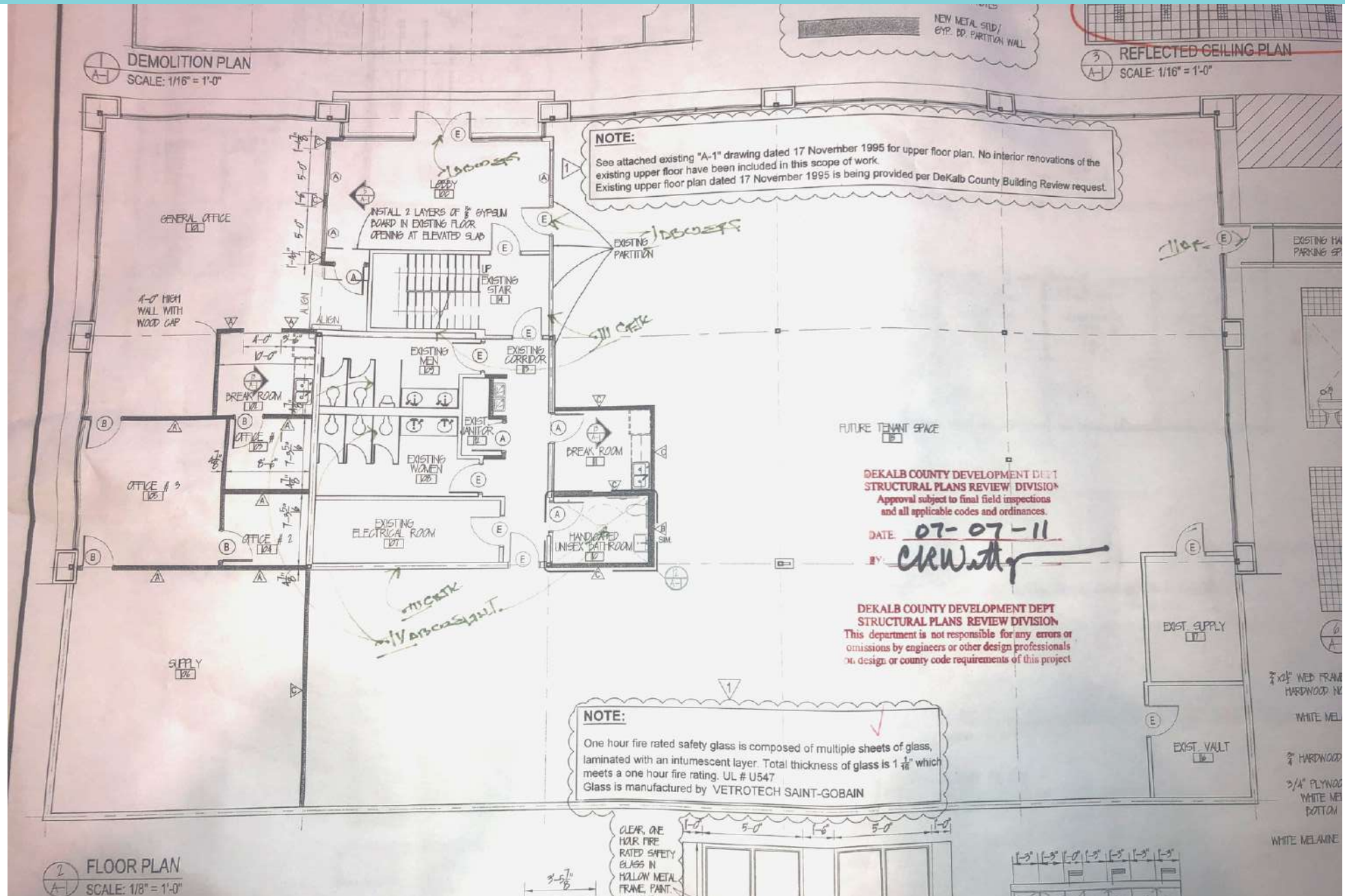
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For Sale - Floor Plan - Bottom Floor

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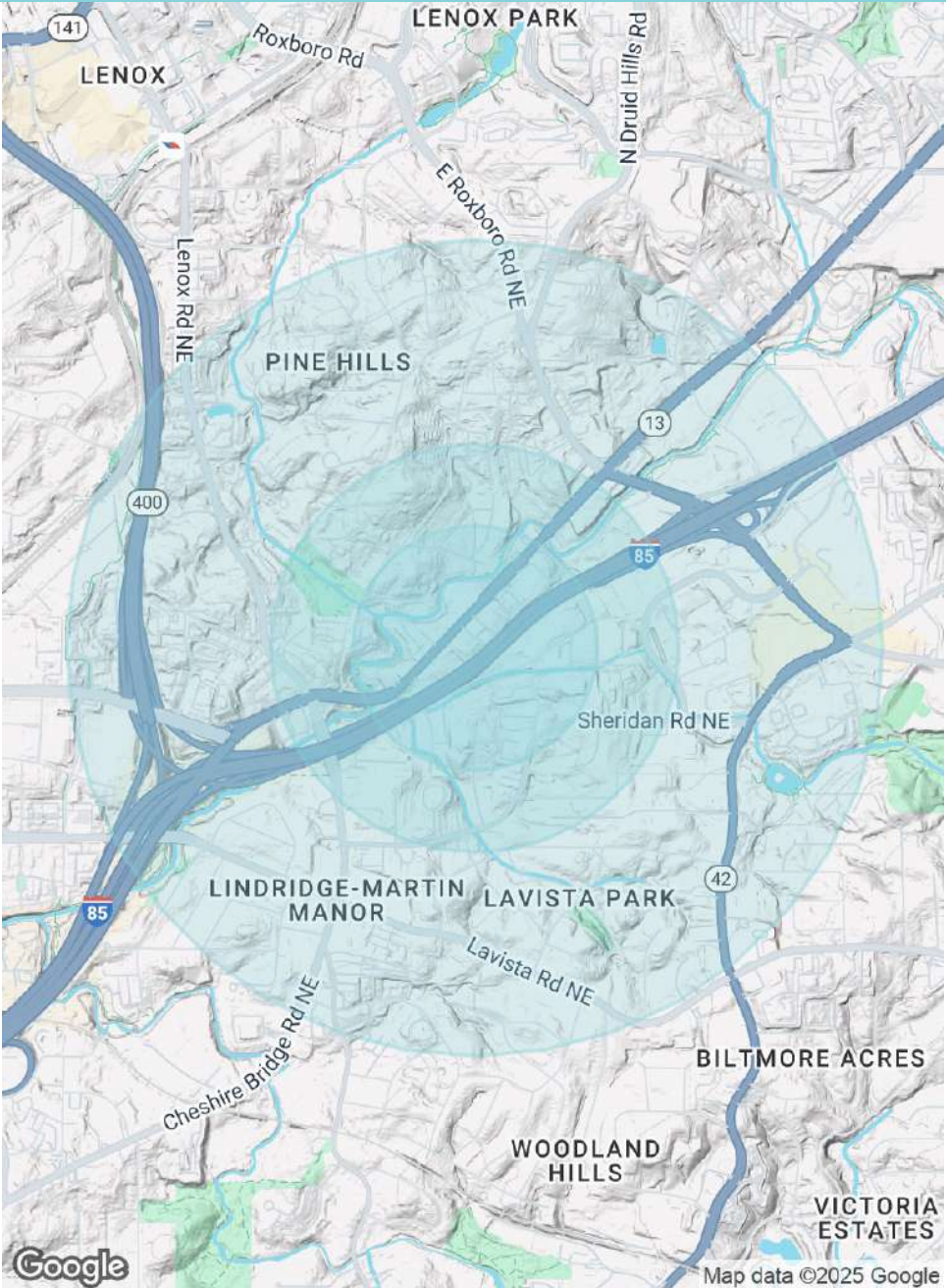
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,093	4,059	18,720
Average Age	41	38	38
Average Age (Male)	42	39	38
Average Age (Female)	39	37	37

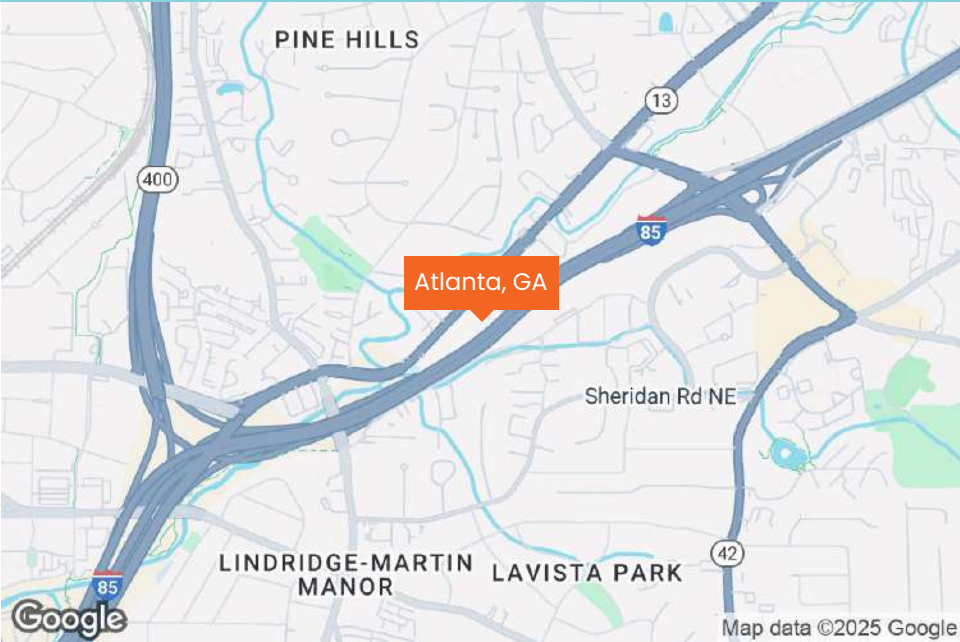
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	568	2,190	10,232
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$162,751	\$144,267	\$121,027
Average House Value	\$832,686	\$773,710	\$633,694

Demographics data derived from AlphaMap



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Location Description

Discover the vibrant potential of the Atlanta market surrounding the property at 2707 Buford Hwy NE. This prime location offers easy access to Buckhead, a thriving business district synonymous with luxury shopping, fine dining, and high-end office spaces. With its proximity to major corporate headquarters and financial institutions, the area presents an enticing investment opportunity for office/office building investors. The lush green spaces of Lenox Park provide the ideal setting for a productive work-life balance, while nearby Phipps Plaza and Lenox Square Mall offer a wealth of retail and entertainment options. Experience the allure of Atlanta's premier business and lifestyle hub at this unparalleled location.

Location Details

Market	Atlanta
Sub Market	Chamblee/Dville/N D Hills
County	Dekalb
Cross Streets	I- 85
Street Parking	No
Signal Intersection	No
Road Type	Highway
Market Type	Large
Nearest Highway	I-85
Nearest Airport	Hartsfield Jackson International Airport

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Joe Benes

Director

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Professional Background

I provide my valued commercial real estate clients with proactive, aggressive and strategic leasing and sales services. I have transitioned my focus into Atlanta's industrial, office & retail acquisition & sales from simply a general asset class, it is where my passion is and it is an area I have studied the most and I am interested in the fast paced and competitive environment!

At BellStreet Commercial Real Estate I am dedicated to providing our clients with the most comprehensive real estate services with the highest level of professionalism and integrity. Our clients come to us for our deep local knowledge. I understand that our success at BellStreet are the direct result of creating successful outcomes for our clients. I strive to build lasting relationships with our clients and partners by engaging our individual initiative with team collaboration. My commitment to integrity in all we do guides our vision and shapes our strategies. I help BellStreet Commercial Real Estate deliver first-class, results-orientated, development, commercial investment brokerage along with property management services.

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