

1637 Athens Highway

Grayson, GA 30017

- ±10,694 SF
- 1.10 Acres
- Zoned C-2



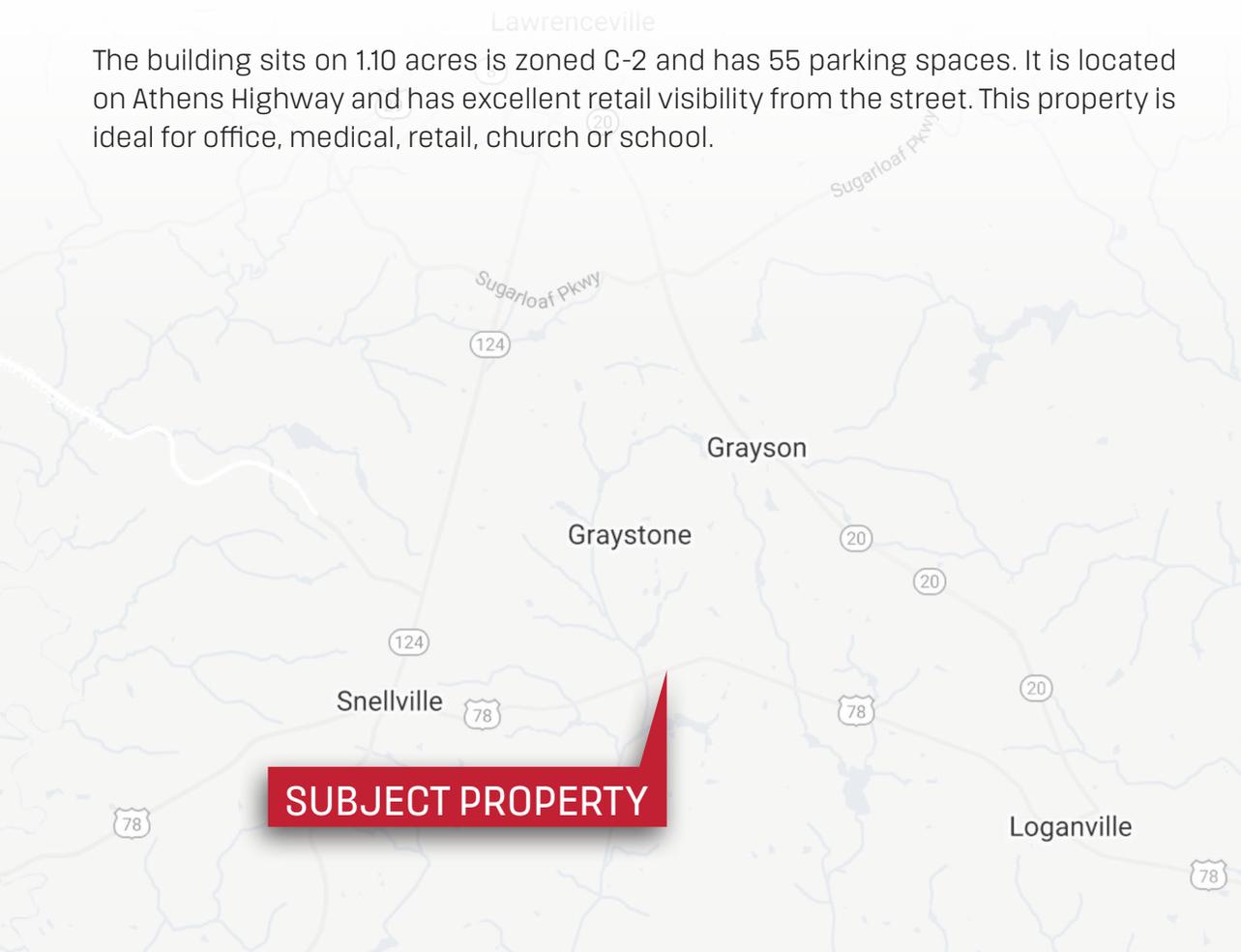
Office Building For Sale or Lease:
Owner-User Building with Income Opportunity

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

This ±10,694 SF, well-maintained, office building located in Grayson, GA is comprised of two suites that can be subdivided into ±2,385 SF and ±8,309 SF. The suites have separate entrances and are separately metered.

The building sits on 1.10 acres is zoned C-2 and has 55 parking spaces. It is located on Athens Highway and has excellent retail visibility from the street. This property is ideal for office, medical, retail, church or school.



PROPERTY HIGHLIGHTS

- For Sale or lease ±10,694 SF single story brick building built in 2004
- Can be subdivided to ±2,385 SF and ±8,309 SF spaces
- Opportunity for owner user to occupy the building and have additional income
- 55 parking spaces
- Located on Highway 78 (Athens Highway) in Grayson, GA
- Prominent retail signage
- Conveniently located near a wide variety of Restaurants, Banks, and Retail
- Ideal for office, retail, medical, church or school

LOCATED NEARBY



AERIAL MAP



TRACTOR SUPPLY CO

SECURLOCK STORAGE CENTERS

SUBJECT PROPERTY

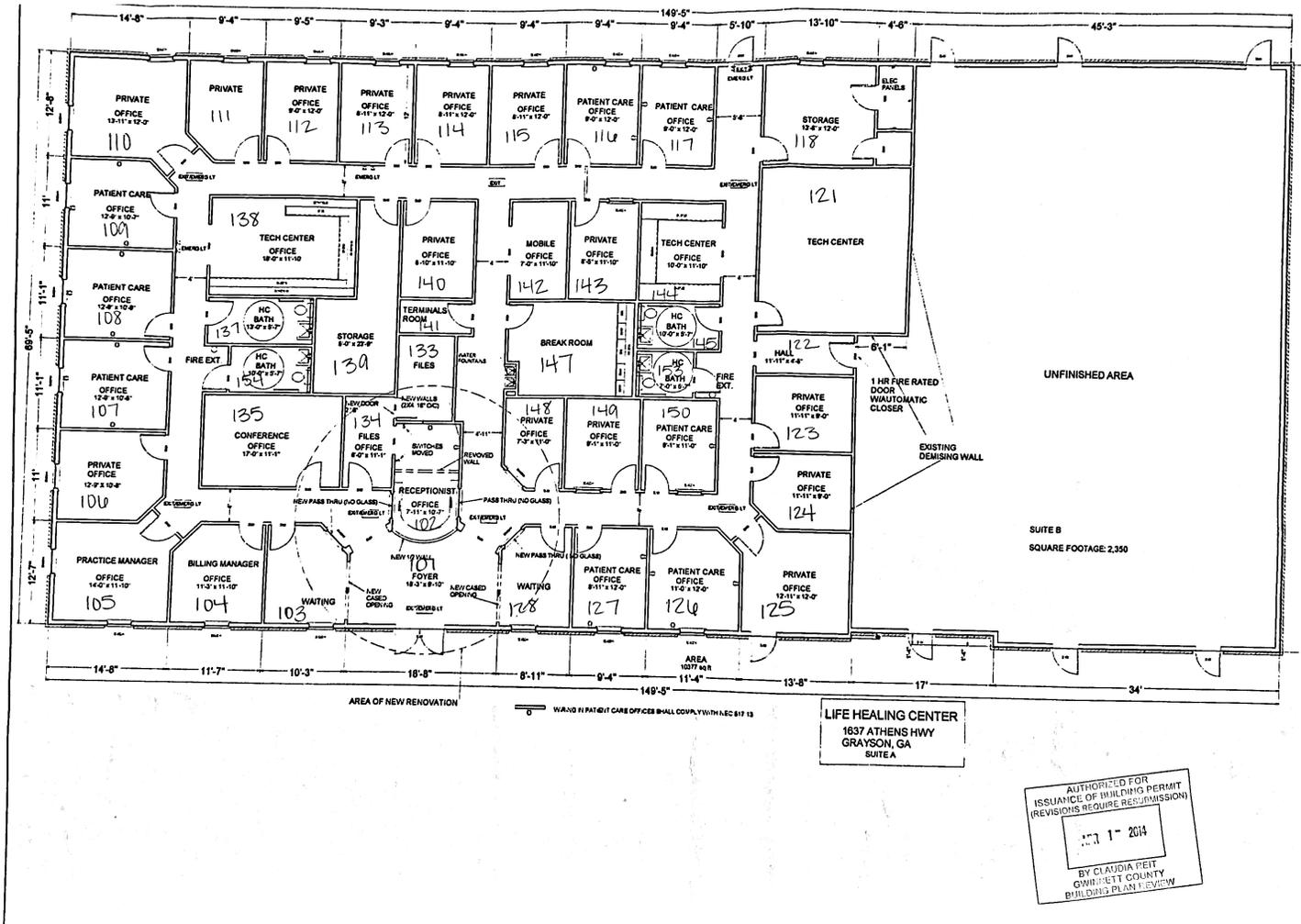
 ATHENS HWY
38,800 VPD

the familytree garden center

QT QuikTrip

CVS pharmacy

FLOOR PLAN



Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

PROPERTY PHOTOS

