

For Sale

Office Building

1,769 SF | \$450,000



Beacon Pointe Office Park

1060 Garland Dr, Bldg 1000
Bogart, Georgia 30622

Property Description

Three custom office buildings boasting high-end interior finishes and brick, stack stone exteriors are coming to Oconee County. Building 1000 will be approximately 1,769 SF and feature offices, a conference room, restrooms & a kitchenette. This office is in a prime location as Oconee County continues to be a fast-growing, thriving area for business with quick access to Athens and Atlanta. Seller is a licensed real estate broker in the state of Georgia.

Location Overview

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Property Highlights

- Custom Office Building For Sale
- High-End Interior Finishes Throughout
- Brick, Stack Stoned Exterior
- Just minutes away from Highway 316 and Highway 78

OFFERING SUMMARY

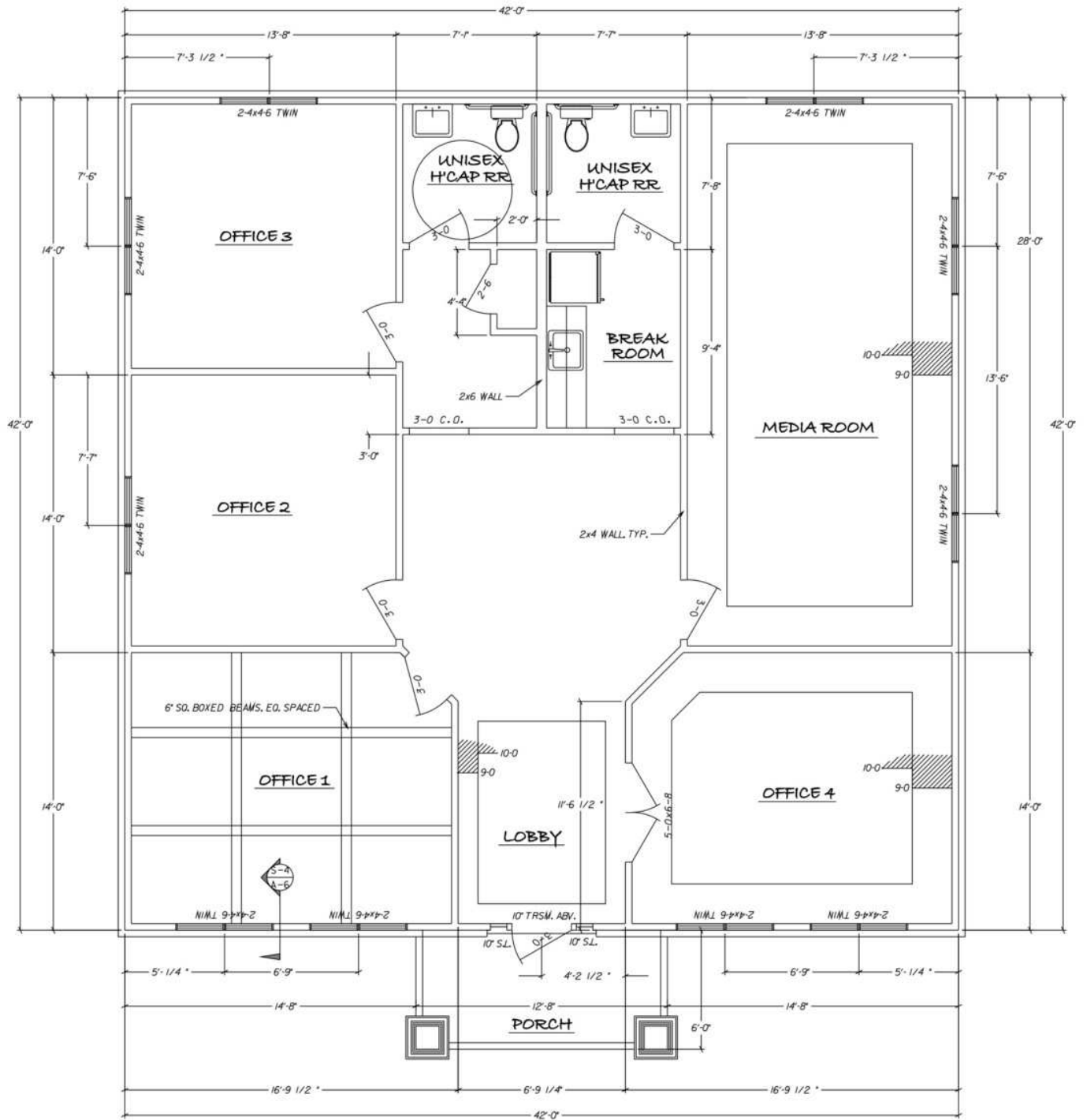
Sale Price	\$450,000
Building Size	1,769 SF

For more information

Brian Elrod, CCIM

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brian@naielrod.com

Floor Plan



Retailer Map



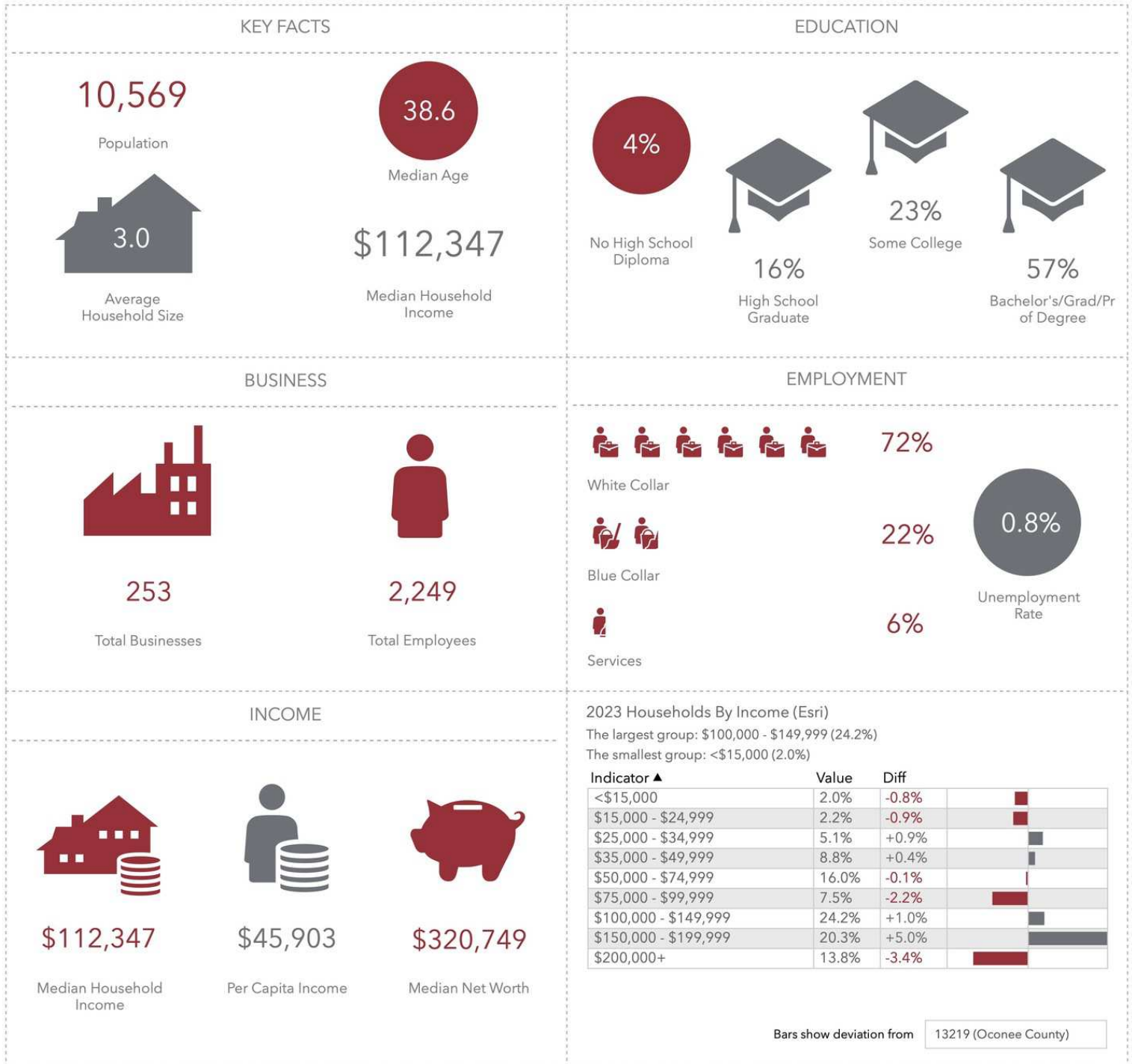
Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

3 Mile Demographics

Custom Template (Esri 2023)

1041 Talus St, Bogart, Georgia, 30622 (3 miles)
 1041 Talus St, Bogart, Georgia, 30622
 Ring of 3 miles

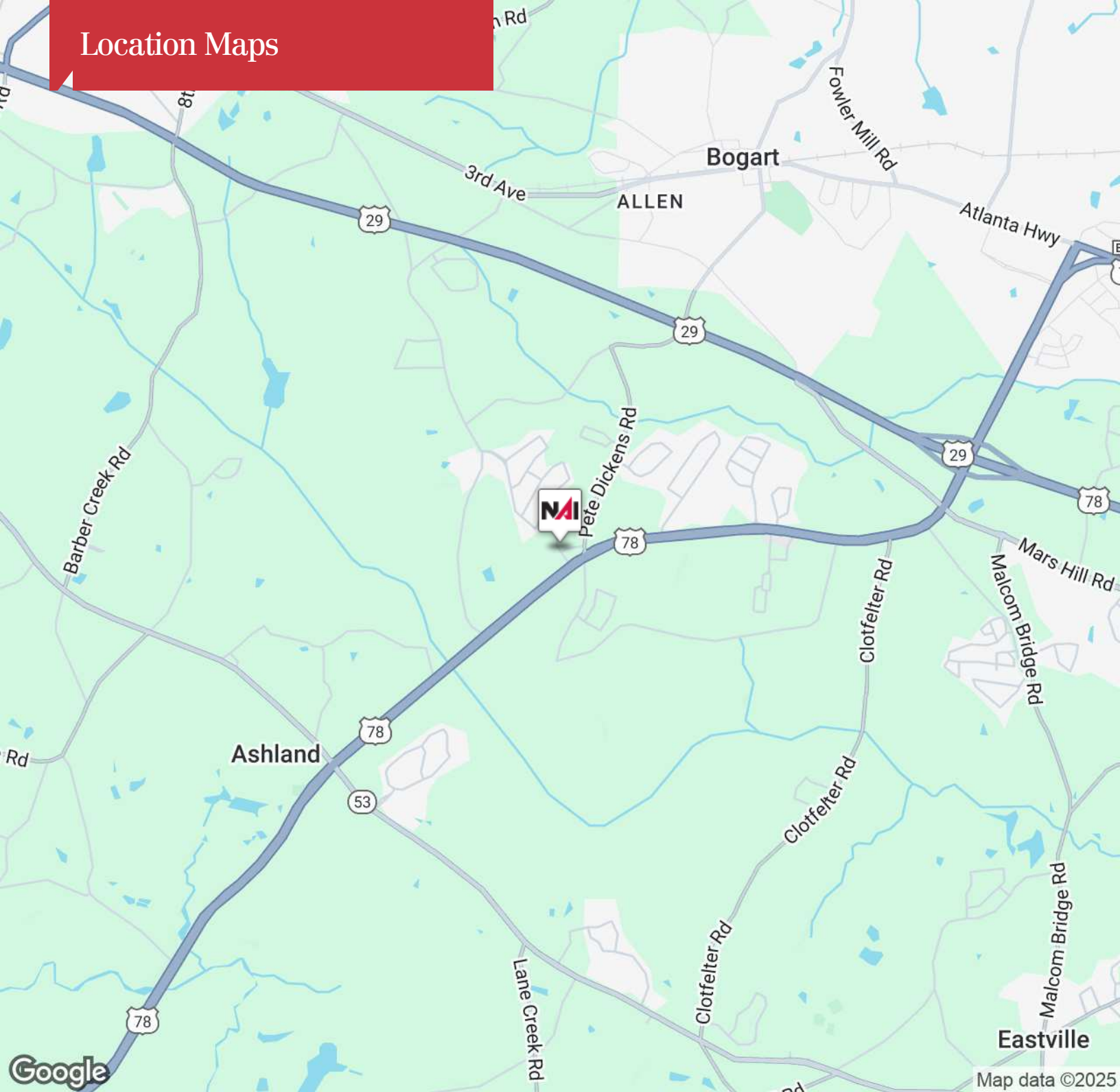
Prepared by Esri
 Latitude: 33.91834
 Longitude: -83.55283



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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Location Maps



LOCATION DESCRIPTION

Located on Highway 78 just minutes away from Hwy 53 and Hwy 316, this property is convenient to both Athens and Atlanta. Downtown Atlanta is less than 60 miles away and downtown Athens and The University of Georgia is only 12 miles from the property. This property is minutes to The Georgia Club, Lane Creek Golf Club, and Oconee County Parks. There are 7 schools within a 5-minute radius and the shopping and dining in the Epps Bridge area is only 10 minutes away.