326 Hurricane Shoals Rd NW, Lawrenceville, GA 30046



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#### **Property Details**

Price: \$987,500

Perfect Commercial location for Hospice Care, Adult or Child Daycare Facility, Dentist, Chiropractor, Medical or Veterinary Facility... With Three-PHASE Power onsite. ZONED GENERAL BUSINESS (BG). UNLIMITED POTENTIAL. 7,000 SQ FT. Less than 1 MILE from GWINNETT MEDICAL CENTER, HIGHWAY 316, HIGHWAY 20 & HIGHWAY 120. MOVE YOUR OFFICE or BUSINESS HERE! OVER 20,000 VEHICLES PER DAY. Separate Commercial four bay Metal building 2,000 additional sq. ft. on slab. Includes New Hi-Efficiency Dual Marathon 160 Gallon water heater system. Sewer available on the property. SBA 7a Commercial LOAN Pre-Qualified.

\* \*ZONED GENERAL BUSINESS (BG). UNLIMITED POTENTIAL MOVE YOUR OFFICE or **BUSINESS HERE!** 

- \* Perfect Commercial location for Hospice Care, Adult or Child Daycare Facility, Dentist, Chiropractor, Medical, or Veterinary Facility...
- \* Set up for over twenty-four patient rooms or private offices... OVER 20,000 VEHICLES PER DAY...

View the full listing here: https://www.loopnet.com/Listing/326-Hurricane-Shoals-Rd-NW-Lawrenceville-GA/18278956/

Price: \$987,500

Property Type: Office Property Subtype: Medical

**Building Class:** В

Investment or Owner User

Lot Size: 1.50 AC Rentable Building 7,500 SF

Area

Sale Type:

Rentable Building

7,500 SF

Area

Sale Conditions: [object Object]

No. Stories: 3

Year Built: 1974 Tenancy: Single

Parking Ratio: 7.29/1,000 SF

Zoning Description: (BG) General Business

APN / Parcel ID: R7009-009

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#### **Major Tenant Information**

Tenant SF Occupied Lease Expired

Busy B Realty 500

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#### Location



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# Property Photos





Primary Photo Building Photo

326 Hurricane Shoals Rd NW, Lawrenceville, GA 30046

# Property Photos

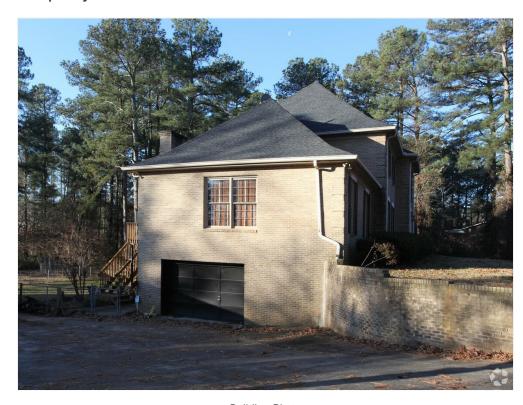




Building Photo Building Photo

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# Property Photos





Building Photo Building Photo

326 Hurricane Shoals Rd NW, Lawrenceville, GA 30046

# Property Photos





Building Photo Other

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# Property Photos





Other

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Other

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