

# 326 Hurricane Shoals Rd NW

326 Hurricane Shoals Rd NW, Lawrenceville, GA 30046

Presented By:  
Busy B Realty



# 326 Hurricane Shoals Rd NW

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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:        | B                        |
| Sale Type:             | Investment or Owner User |
| Lot Size:              | 1.50 AC                  |
| Rentable Building Area | 7,500 SF                 |
| :                      |                          |
| Rentable Building Area | 7,500 SF                 |
| :                      |                          |
| 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

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| 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

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## Property Photos



Building Photo



Building Photo

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## Property Photos



Building Photo



Building Photo

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## Property Photos



Building Photo



Other



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## Property Photos



Other



Other

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Other



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**Busy B Realty**

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