

Commercial Buildings for Sale or Lease!

2053 EXPERIMENT STATION ROAD
WATKINSVILLE GA 30677

Discover a prime commercial opportunity in the heart of Watkinsville. This build-to-suit property offers the flexibility to design a space that perfectly fits your business, with the option to divide into two units if needed. Located in desirable Oconee County and zoned OIP, it's ideal for professional offices, medical practices, or other commercial uses. With its unbeatable location and customizable layout, this property is the perfect place to grow your business.



2053 Experiment Station Road # 800 Watkinsville GA 30677



- ✓ Build to Suit
- ✓ 5,000 Square Feet
- ✓ .14 acre
- ✓ **NOW \$ 854,000**
- ✓ Desirable Location
- ✓ HOA: \$1,819/quarter

2053 Experiment Station Road # 900 Watkinsville GA 30677



- ✓ Build to Suit
- ✓ 6,000 Square Feet
- ✓ .14 acre
- ✓ **NOW \$ 974,000**
- ✓ Desirable Location
- ✓ HOA: \$2,247/quarter