



## **385 Brogdon Road (FOR SALE BY OWNER)**

4245 Jenkins Ct, Suwanee, GA 30024

**Rajul Patel**  
Redefinest LLC  
385 Brogdon Rd, Suwanee, GA 30024  
[1rajulpatel@gmail.com](mailto:1rajulpatel@gmail.com)  
(404) 692-3610



# 4245 Jenkins Ct

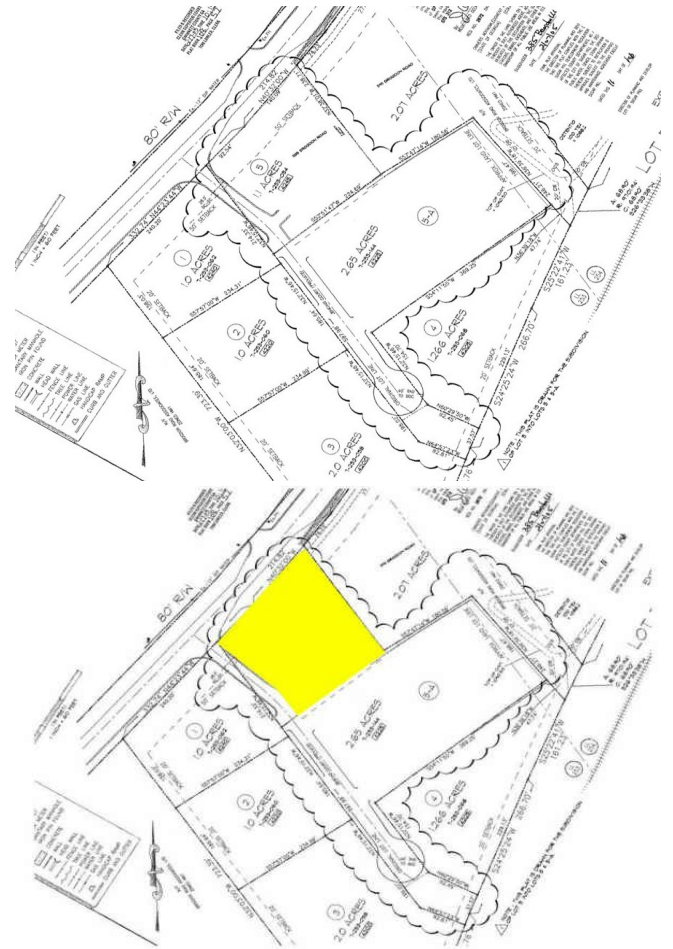
\$1,850,000

Ready to move in building that was being used as a showroom. Suitable uses: office, doctor's office, adult day care, religious or community center, etc.

Seller willing to work with buyer's broker/agent

Roof Replaced 2016 with manufacturer lifetime warranty product

Well maintained building owned by a residential remodeling company...



Price:	\$1,850,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Owner User
Lot Size:	1.10 AC
Gross Building Area:	8,118 SF
Rentable Building Area:	8,118 SF
No. Stories:	1
Year Built:	1997
Tenancy:	Single
Parking Ratio:	2.46/1,000 SF
Zoning Description:	C7
APN / Parcel ID:	7-253-054
Walk Score @:	18 (Car-Dependent)

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## Major Tenant Information

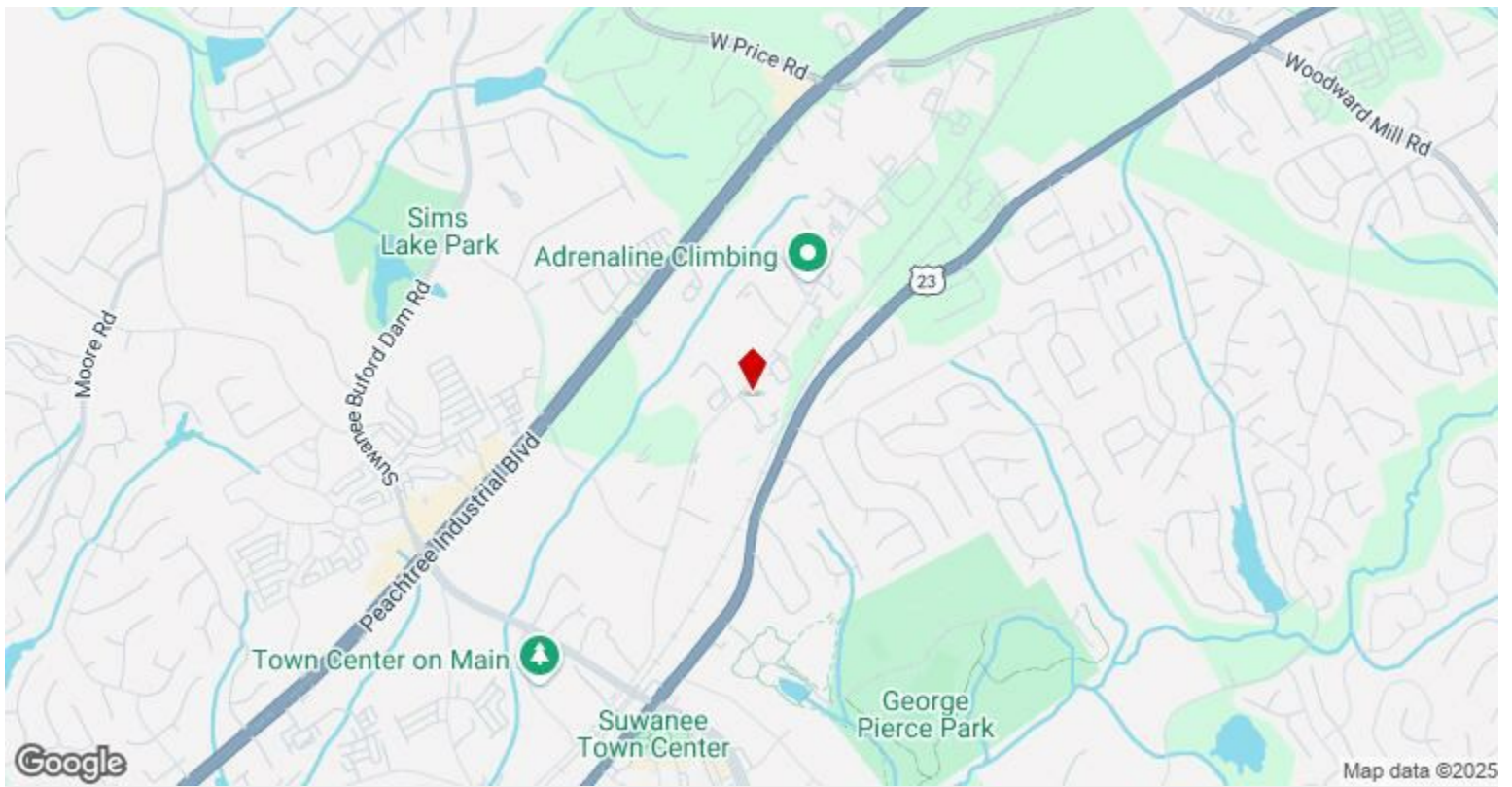
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**Tenant**  
redefinest LLC

**SF Occupied**  
8118

**Lease Expired**

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# Property Photos



Building Photo



Building Photo



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Building Photo



Building Photo