

# 35 S. Peachtree Street, Norcross GA 30071



Own a piece of Historic Downtown Norcross. 3000+/- sq ft building built in 1902 is home to long term tenants and is fully leased through October 2027. Well maintained w/updated systems & newer roof. Inside you will find exposed brick walls, high ceilings, loads of natural light & original hardwood floors. The street level is currently home to a busy restaurant w/bar, stage, professional kitchen & covered outdoor seating/patio. Upstairs you will find professional office suites, half bath, and kitchenette. Incredible buildout potential in the lot behind the building presents another opportunity to the buyer! Fantastic turnkey investment opportunity in A+ location. \$1,300,000



**Roman Teyf**

REALTOR®

M: 404.247.3733

O: 404.668.6621

roman.teyf@compass.com



COMPASS



Compass RE is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.



