

FOR SALE

TOCCOA OFFICE BUILDING

1399 BIG A ROAD, TOCCOA, GA 30577



PRICE: \$450,000

MARKS COMMERCIAL REALTY, INC.

1865 W. Broad Street, Suite A
Athens, Georgia 30606



PRESENTED BY:

DANIEL MARKS, CCIM

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BRETT DELOACH

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PROPERTY SUMMARY

1399 BIG A ROAD



Property Summary

Price:	\$450,000
Building SF:	2,520
Price / SF:	\$178.57/SF
Lot Size:	0.26-Acres
Year Built:	1950
Renovated:	1992 / 2022
Parking:	Surface Parking (11-Spaces)
Utilities:	All Available
Zoning:	B-II (Commercial)
Construction Type:	Brick Masonry
County:	Stephens

Property Overview

2,520 SF, 2-storied brick office building positioned on a 0.26-acre parcel off Big A Road in Toccoa, GA. Recently renovated in 2022, including new interior and exterior paint, flooring, millwork, and repaved parking lot. This Property is zoned B-II (Commercial District) within the city of Toccoa, allowing for many applicable and permitted uses. There are eleven (11) surface parking spaces that fully circulate the Property, and a monument sign that has excellent visibility off highly traveled Big A Road (Hwy 17A).

Location Overview

Located at 1399 Big A Road, along the primary commercial thoroughfare in Toccoa, GA, that boasts 22,000 vehicles per day according to the Georgia Department of Transportation (2023). Surrounded by many retail, office, and medical users, including but not limited to, Ingles, Zaxby's, Starbucks, Dunkin' Donuts, Ollie's Bargain Outlet, Harbor Freight, Edward Jones, and the Habitat for Humanity. Direct ingress and egress off Big A Road (Hwy 17A) which allows for convenient access to all that Toccoa has to offer.

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PROPERTY PHOTOS

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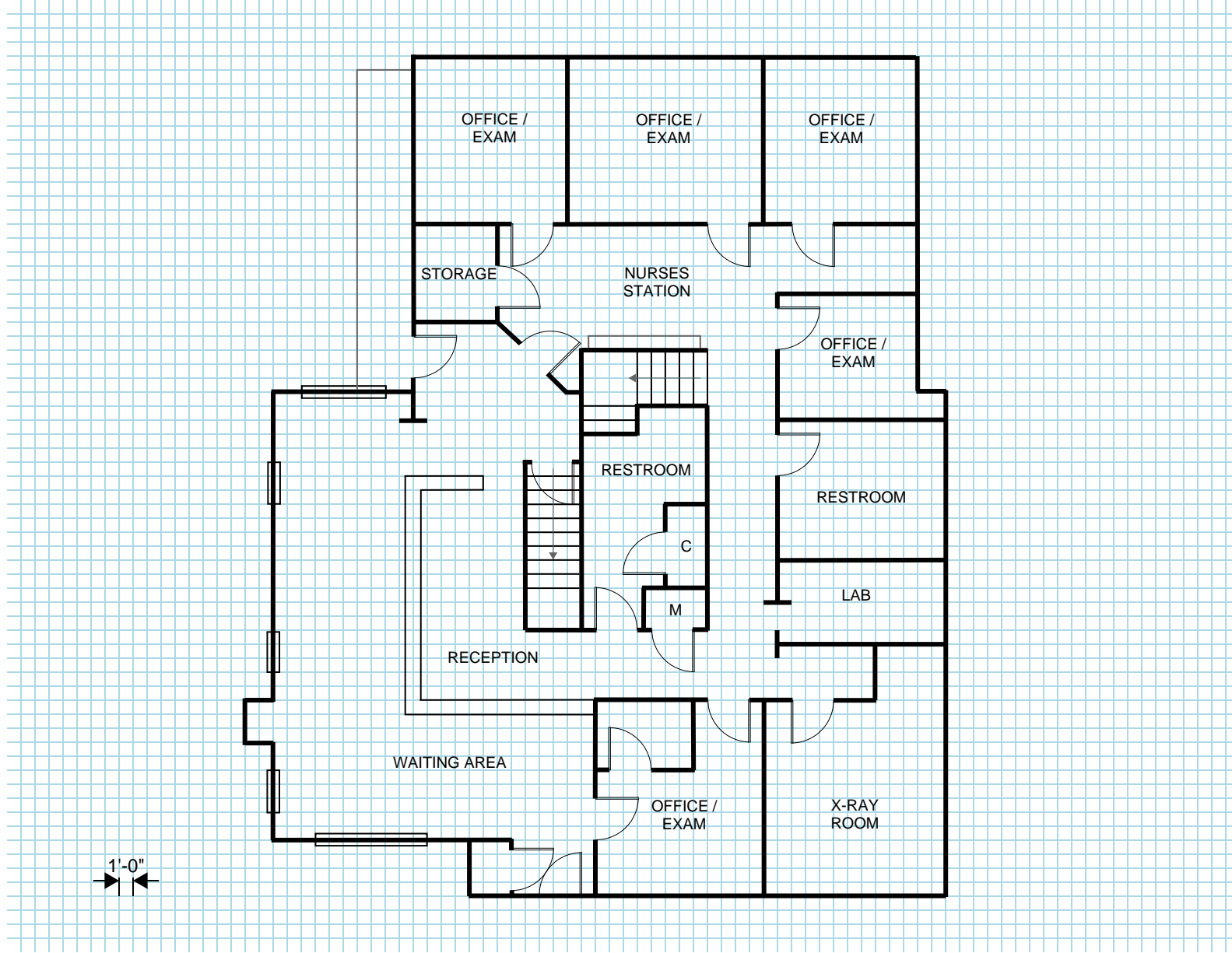


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FLOOR PLAN - 1ST FLOOR

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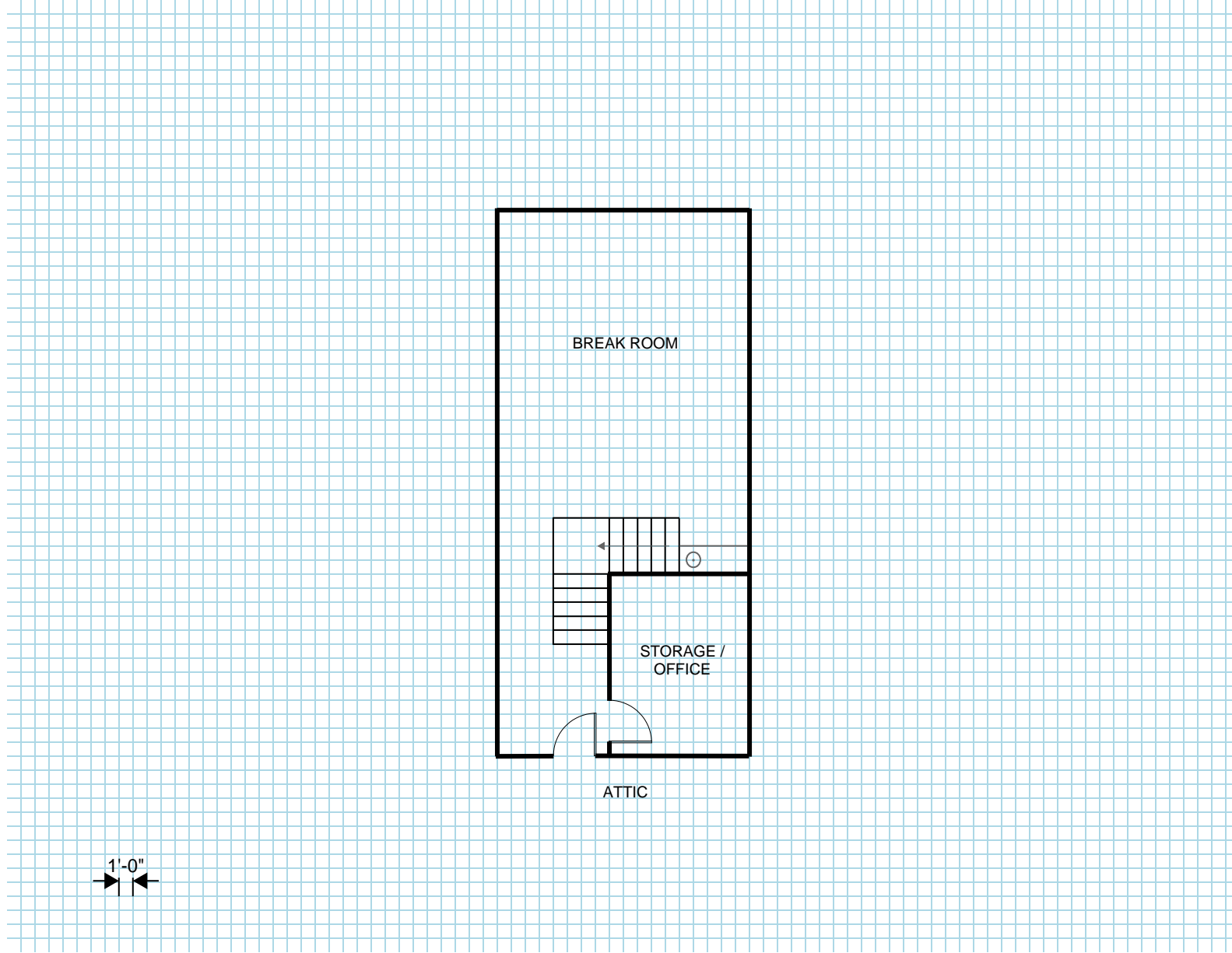


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FLOOR PLAN - 2ND FLOOR

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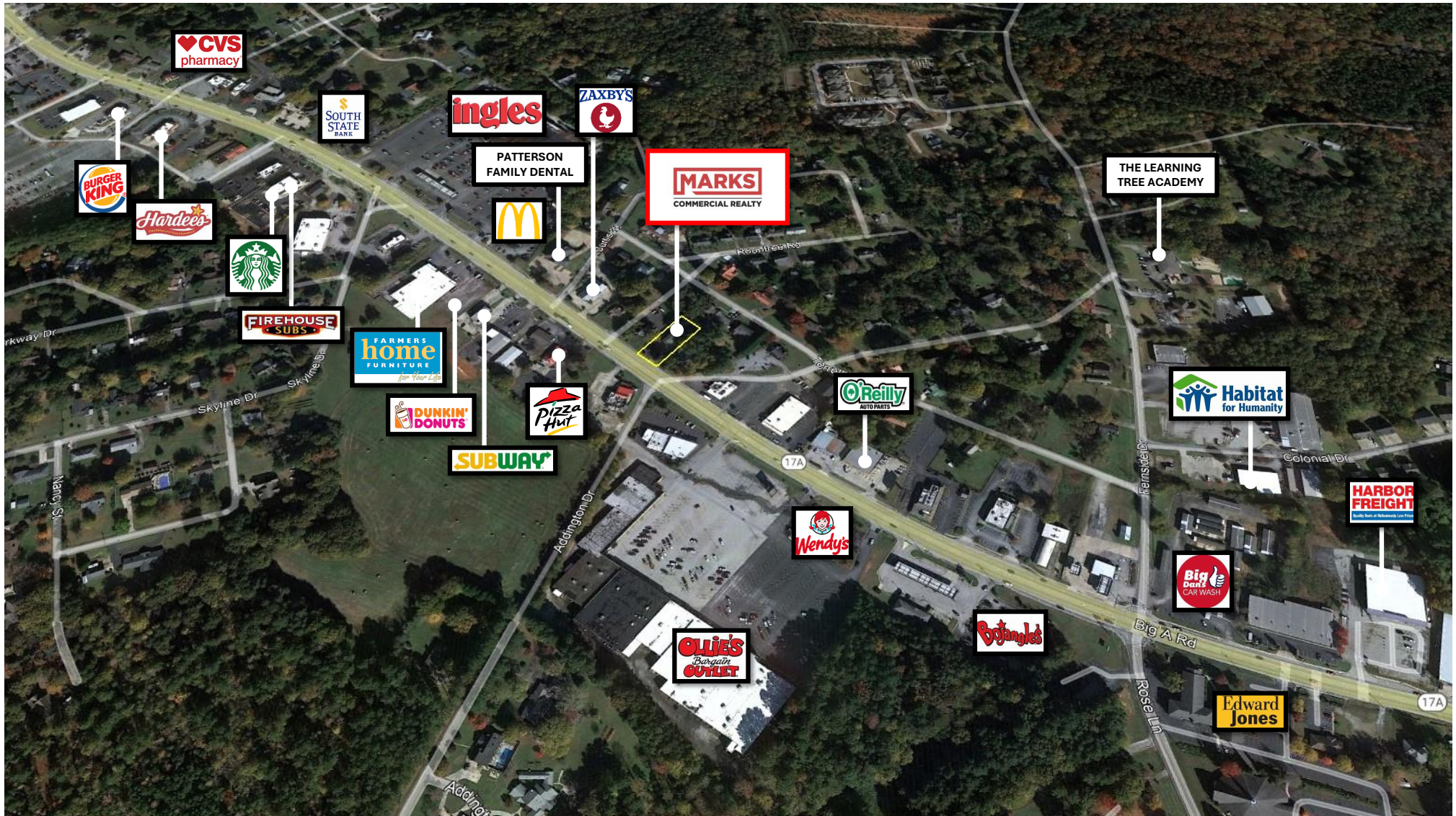


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NEIGHBORHOOD AERIAL

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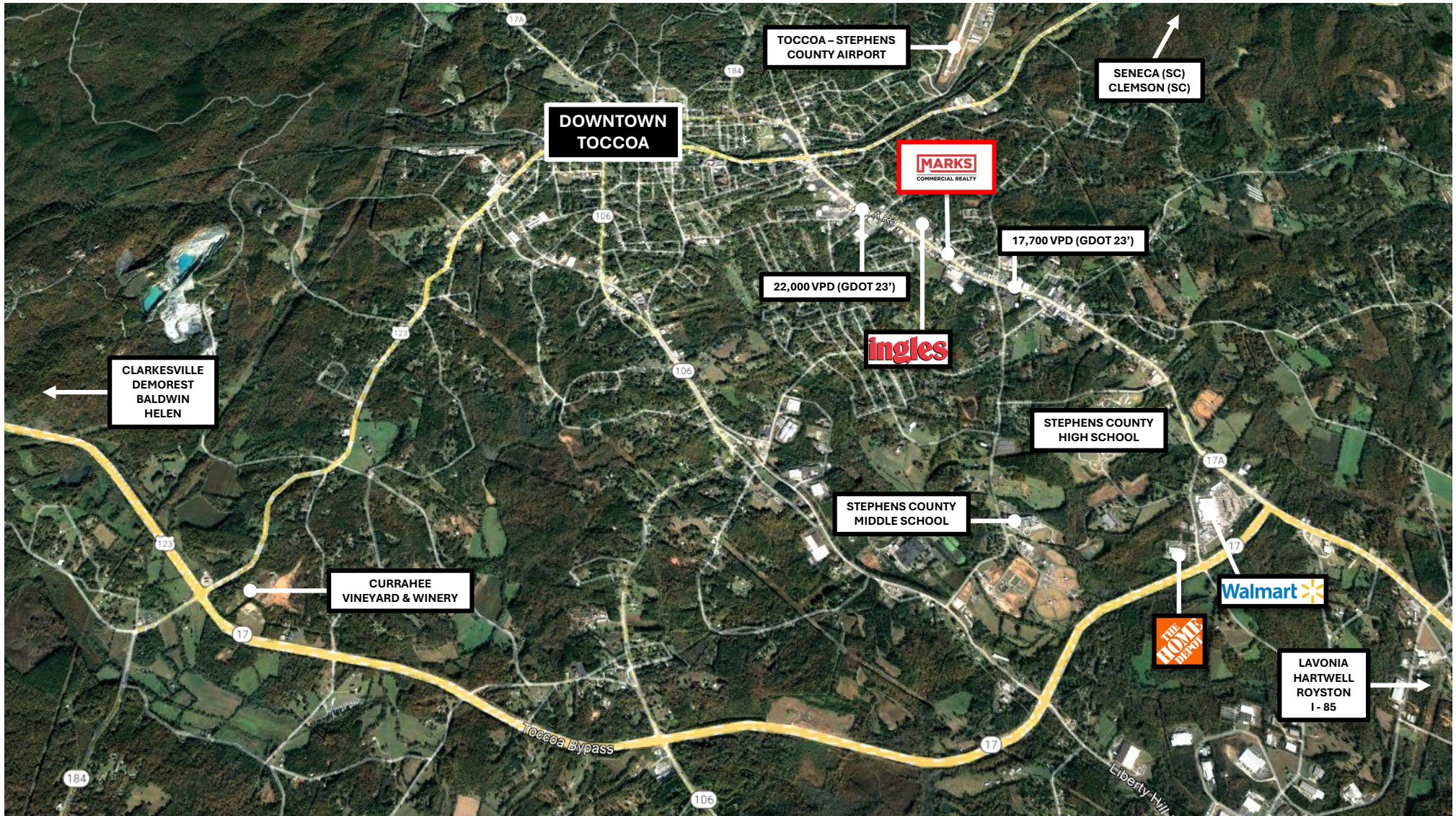


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LOCAL AERIAL

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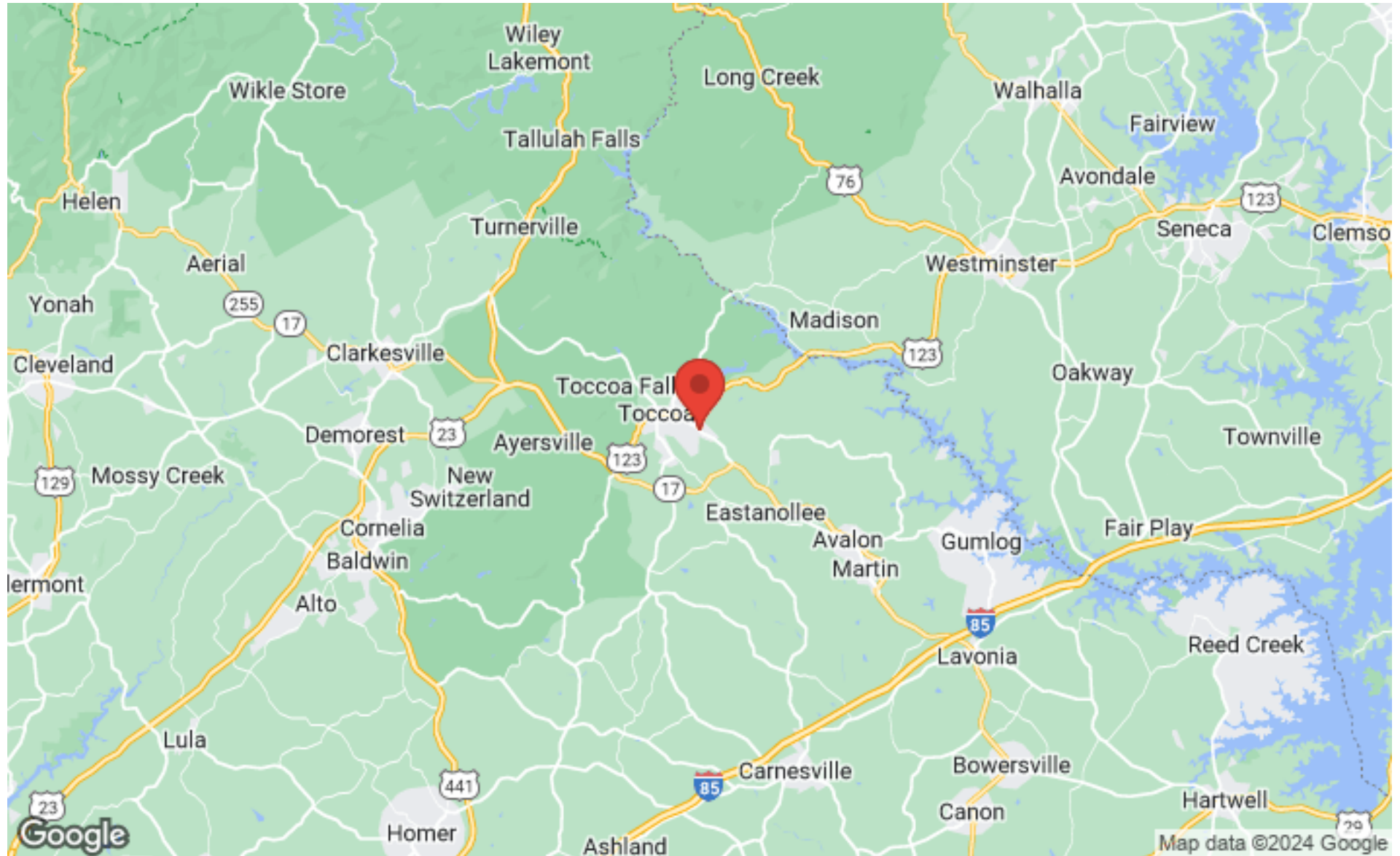


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REGIONAL MAP

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