

\$875,000

Office/Retail/Apartment | For Sale

**CBRE**

# 12319 Veterans Memorial Hwy

Douglasville, GA 30134

Historic Office/Retail/Apartment Building



Capital Markets | Investment Properties

12319 Veterans Memorial Hwy  
Douglasville, GA 30134

# Executive Summary

This Historic Office/Retail/Apartment Building represents a unique opportunity for an owner-user to acquire and occupy a well-maintained, 2,484 sq. ft. two-story brick storefront in the heart of downtown Douglasville. Originally built in 1910, the property consists of two separate suites and features classic architectural details including antique arched leaded-glass windows and a brick exterior. Its flexible layout allows for immediate occupancy while also providing leasing upside for a partial owner-user.

The building has been well maintained by prior ownership, limiting near-term capital exposure for future ownership. Positioned along Broad Street with additional frontage on Campbellton Street, the property benefits from both on-street parking and a private gravel parking area. With irreplaceable historic character and limited comparable supply in the downtown Douglasville submarket, the asset is well positioned to benefit from continued demand for boutique office and retail space.



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## Contact Us

**Tony Swann**  
Senior Vice President  
+1 404 626 1380  
tony.swann@cbre.com

**Michael MacDonald**  
Vice President  
+1 404 358 0684  
michael.macdonald1@cbre.com

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