

FORMER BANK BRANCH WITH 12,000 SF+- OF HEADQUARTERS OFFICE



100 Colony Park Drive, Cumming, GA 30040

Turnkey bank branch with headquarters office space above / 100% vacant for immediate occupancy

18,000 SF± BUILDING SIZE*	HB ZONING	6,000 SF+ SQAURE FOOT PER FLOOR	5/1,000 PARKING RATIO
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Offered at: \$3,495,000

PROPERTY HIGHLIGHTS

- ◆ Former bank branch with vault and 3 drive-through lanes intact on the first floor
- ◆ Turnkey opportunity for a bank or credit union branch, or an owner-user headquarters
- ◆ 18,000 SF±, elevator-served, 3-story brick building on 1.41 acres
- ◆ Built in 1997; zoned HB (Highway Business)
- ◆ Immediately available - 100% vacant, ready for owner occupancy
- ◆ 2nd & 3rd floors offer a mix of private offices and open work areas, ready to build to suit
- ◆ 91 surface parking spaces (5/1,000 SF); street pylon signage available
- ◆ Off Atlanta Highway/Hwy 9, 1 mile to GA 400 (Exit 14); near Northside Forsyth Hospital

PROPERTY DESCRIPTION

Available is an 18,000 SF±, three-story, elevator-served brick office building on 1.41 acres in the City of Cumming, built in 1997 and zoned HB (Highway Business). The property was purpose-built and operated as a bank branch, and the ground floor retains its full retail-banking infrastructure: a vault, teller area, main lobby with a tray ceiling, three drive-through lanes, branch manager's office, 7 additional private offices, break room, and reception area.

This makes the property a turnkey acquisition opportunity for a bank or credit union looking to establish a branch presence, or a repositioning opportunity for an owner-user headquarters, with the ground floor serving as a retail branch and the two upper floors as corporate/executive office space. The second and third floors offer a combination of private offices and open work areas, with breakroom infrastructure on each floor, ready to be built to an owner's specifications.

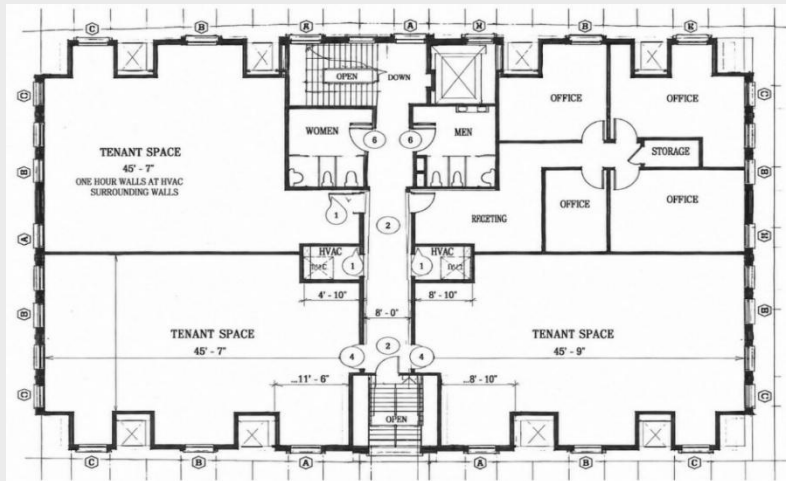
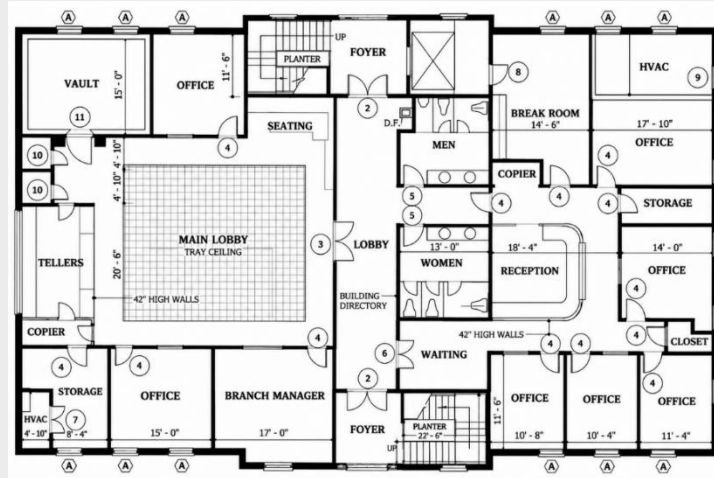
PROPERTY LOCATION

Ample 5 per 1,000 SF surface parking and street pylon signage are in place. The location is just off Atlanta Highway/Highway 9, roughly one mile from Georgia 400 at Exit 14, and near Northside Forsyth Hospital. Forsyth County is among the nation's fastest-growing counties.

PROPERTY PHOTOS



FLOOR PLANS - 1st & 3rd Floors



EXCLUSIVELY OFFERED BY



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