

Contact Information

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All Trust Realty INC



*FURNITURE WAY LESS
4200 STONE MOUNTAIN
HWY
LIBURN, GA30047*

PROPERTY DETAILS

Address 4200 Stone Mountain Hwy Lilburn GA, 30047

Square Footage 7,035 SF

Land Area 102,802 SF

Year Built 1987

Year Renovated 2023

Assessors Parcel Number R6054249 & R6054251

Acres 2.36

Site

Zoning C-2 General Business

Number of Buildings 1

Number of Stories 1

Parking 60

Construction

Foundation Slab

Framing Wood

Exterior Concrete, stucco

Parking Surface Asphalt

Investment Summary

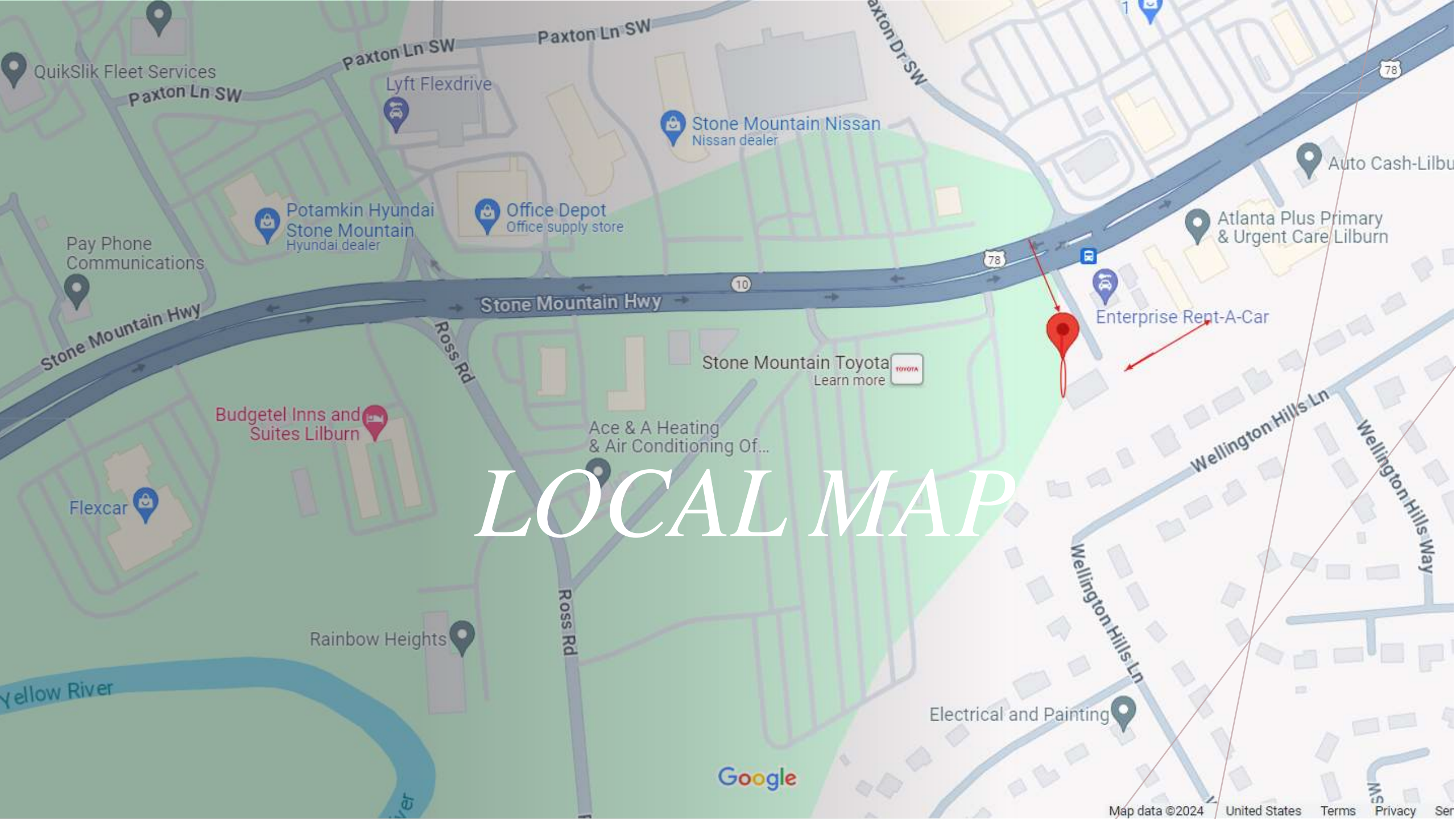
- Price \$1,650,000
- Occupancy 100% Owner Occupied
- Building Size 7,035 SF
- Land Area 102,802 SF
- Ownership Fee Simple

Investment Highlights

- Fully furnished and equipped just remodeled
- Being sold as is at a fraction of its value
- Extra Land Parcel on the side
- Huge Parking Lot
- Fronts Hwy 78 between Indian Trail Rd and Ross Rd.
- Next to the TOYOTA DEALER
- Across the Street From Home Depot

The information above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy





LOCAL MAP

Google

EXECUTIVE SUMMARY

This property presents an excellent investment and business opportunity. Located right next to a Toyota dealer in Stone Mountain and across the street from NISSAN, HYUNDAI dealer, and Home Depot, it benefits from high visibility and foot traffic. Highway 78, known for its heavy traffic, further enhances its accessibility and potential customer base. It includes over 60 parking spaces.

Currently, it is owner-occupied and operates as a furniture store, it also has the potential to be adapted for various business uses given its prime location and ample parking. Especially for brand car dealers or pre-owned dealers. The property also includes a rental space leased to Enterprise Car Sales, which pays \$1,500/month for 40 parking spaces.

This commercial property offers a unique opportunity, featuring two distinct parts:

7035 sq. ft. Stand-Alone Building: Ideal for various business operations, the building's spacious layout can accommodate a wide range of commercial activities.

Unzone Land: This bonus area provides additional flexibility for future development or expansion, allowing for creative and strategic planning based on business needs.

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