


FOR SALE

JUST REDUCED!

889 COMMERCE DR SW
CONYERS, GA 30094



OWNER/USER OR INVESTMENT OPPORTUNITY SUBURBAN 2-STAR OFFICE BUILDING

 Location: Situated in a thriving suburban area, this 3-story office building boasts convenience and accessibility, making it an ideal location for businesses seeking prime office space just outside the city of Atlanta, GA.



LEASE-TO PURCHASE OPTIONS!



WILDMOR ADVISORS
Your Business In The Right Place



(404) 467-2121



info@wildmoradvisors.com

OFFICE SPACE FOR SALE, LEASE, OR LEASE TO OWN



LISTED AT \$1,390,000

With a multi-tenant setup, this building offers diversified income streams, reducing risk and providing stability for investors. Whether it's small businesses or startups, there's ample opportunity to attract a variety of tenants.

- Total Space: 11,200+/- square feet
- Typical Floor Size: 4,200 square feet
- 1.02 Acres
- No HOA
- Constructed in 1993
- All spaces separately metered for electric
- 2 New Kitchens/Bathrooms, Paint, Flooring
- Lower level has 2 separate side entrances
- Tenant in place on an annual lease

RECENT UPGRADES



INTERIOR:

- New paint
- All new LVT flooring on the 1st and 3rd floor
- New hardware
- New CAT six cabling
- 2 new kitchens
- 2 new bathrooms

EXTERIOR:

- All mechanicals have been serviced
- The building has been newly painted
- Parking lot has been re-striped with 50 spaces
- Upgraded landscaping with outdoor seating
- GREAT LOCATION

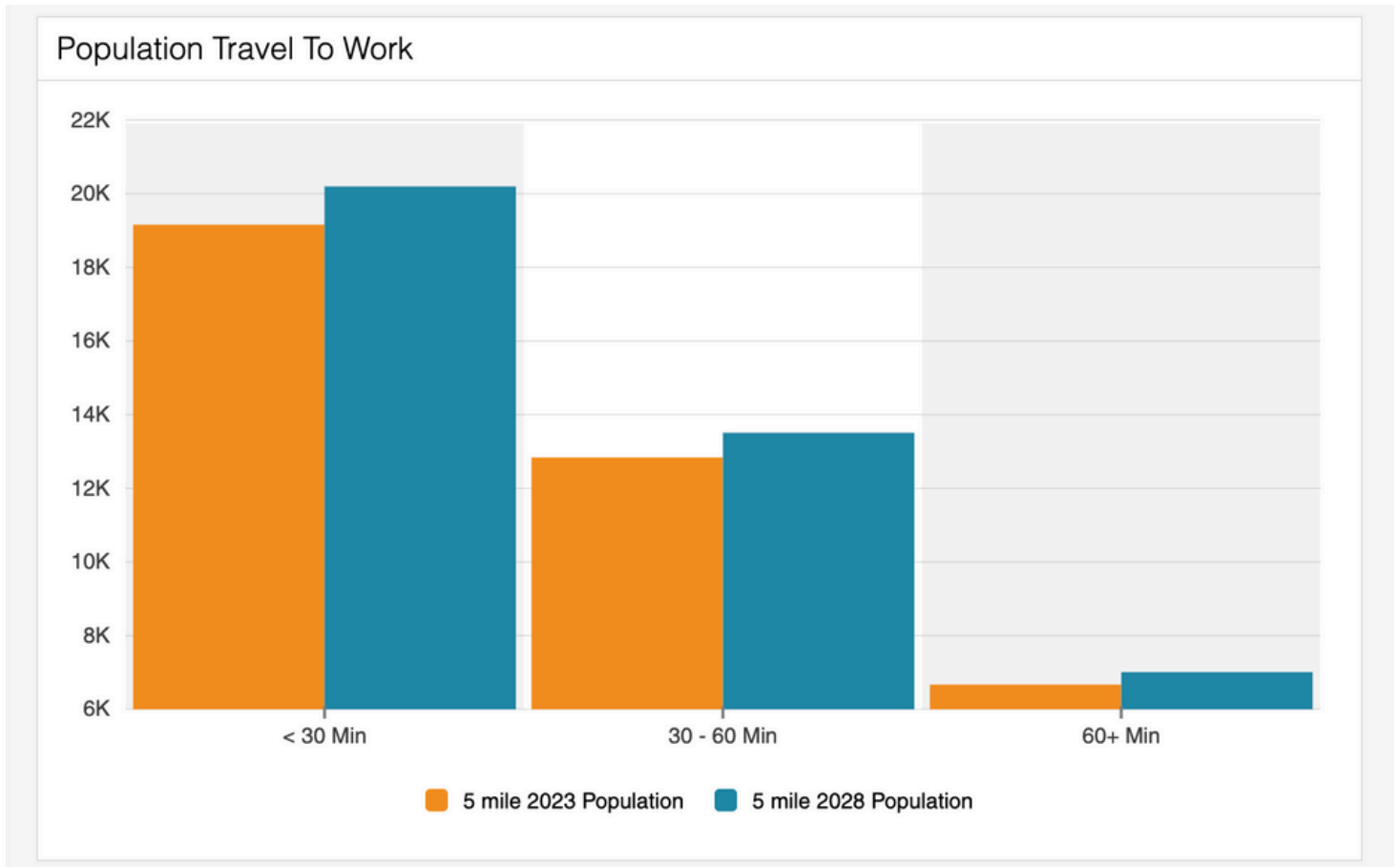


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THE CONYERS ADVANTAGE

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The population of Conyers, Georgia has increased by 6.81% since the 2020 census.

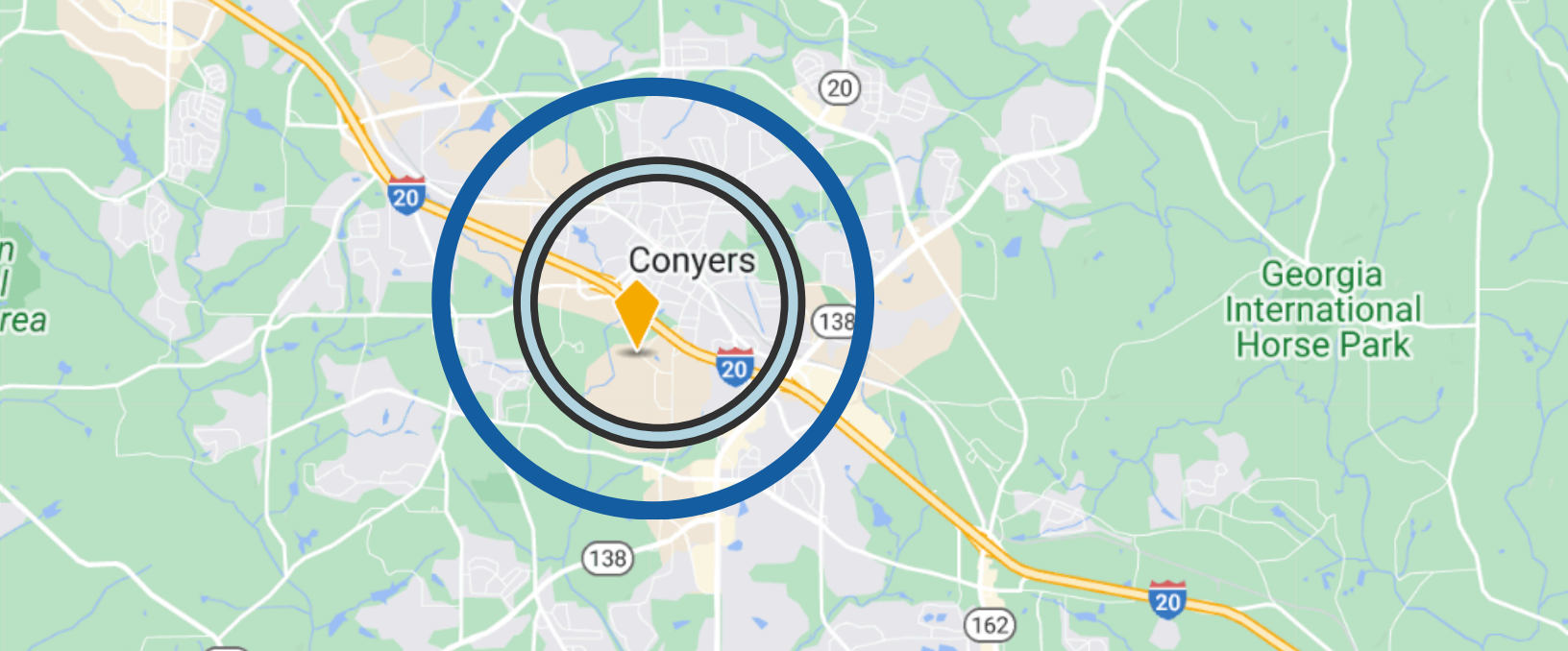


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3565 Piedmont Rd NE
Bldg 3, Suite 715
Atlanta, GA 30305

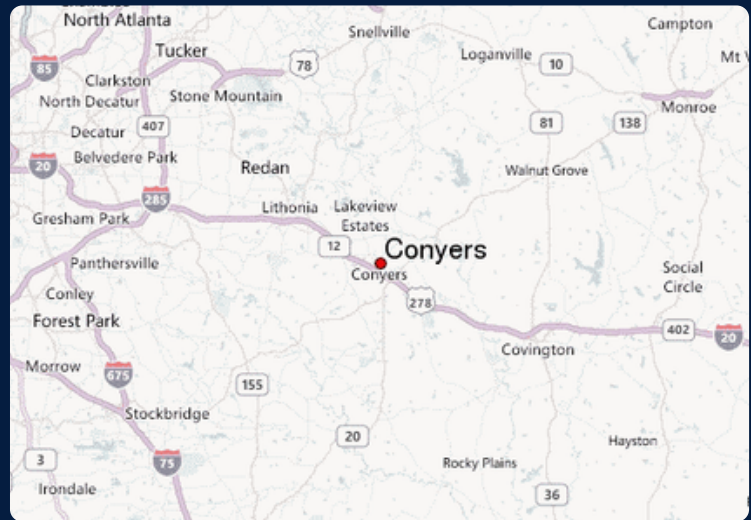
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>5 MILE</u>
2023 Total Population	16,443	85,205
Median Household Inc	\$65,378	\$78,163

100+ restaurants, retail, and banks within 5 miles



CONTACT US TO SCHEDULE A TOUR



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