

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$350,000
BUILDING SIZE:	1,575 SF
LOT SIZE:	1 Acres
PRICE / SF:	\$222.22
YEAR BUILT:	1990
RENOVATED:	2021
ZONING:	Neighborhood Commercial
MARKET:	ATL
SUBMARKET:	Canton
APN:	15N19 211

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PROPERTY OVERVIEW

Introducing a office opportunity in the heart of the Canton, GA area! This 1,575 SF office building, built in 1990 and recently renovated in 2021, is perfectly suited for discerning office building users. Enjoy the benefits of its strategic location, excellent access and visibility, and Neighborhood Commercial zoning. With an impressive average daily traffic of +/- 18,000 vehicles and sitting on half an acre of land, this property presents an exceptional value proposition for the astute owner/user. Office lease rates range from \$16-\$19 PSF.

Property is currently on septic. Utilities for the property - water, electric, gas, and internet.

Property can be purchased with additional +/-3.16 AC currently zoned NC/O/I. An access easement will to be required prior to closing.

PROPERTY HIGHLIGHTS

- 1,575 SF Office Building
- Access/Visibility
- Zoned NC
- VPD - +/-18,000