



FORMER FIRE STATION

2833 Knox Bridge Hwy, Canton, GA 30114



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Crye-Leike Commercial

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FORMER FIRE STATION

\$15.50 /SF/YR

THIS FORMER FIRE STATION, offers an Excellent commercial leasing opportunity in a high-visibility location along heavily travelled Knox Bridge State Highway in Canton. This versatile property is suitable for a wide range of retail, service, medical, and professional uses, making it ideal for owner-users or expanding businesses.

The property offers zoning that supports a broad range of commercial, retail, service, and institutional uses. Suitable uses include, but are not limited to: nursing or medical-related facilities, professional office space (insurance, medical, real estate, legal), furniture sales, windows and construction material retail, pet feed and supply stores, general clothing retail, sporting goods, music, book and office supply stores, florist shops, food and convenience retail, bakery or baked goods, food service restaurant, barber shop or hair salon, dance or tutoring studios, childcare services, special events centers, church or religious facilities, sports training uses such as baseball or pickleball, and a variety of business and professional retail concepts....

- FORMER FIRE STATION on Knox Bridge Hwy • Strong traffic exposure and easy access • Flexible layout supporting multiple business types
- Prime frontage on Knox Bridge Hwy Strategically Located between Interstate 575 and 75 • Growing Canton, GA



Rental Rate: \$15.50 /SF/YR

Property Type: Specialty

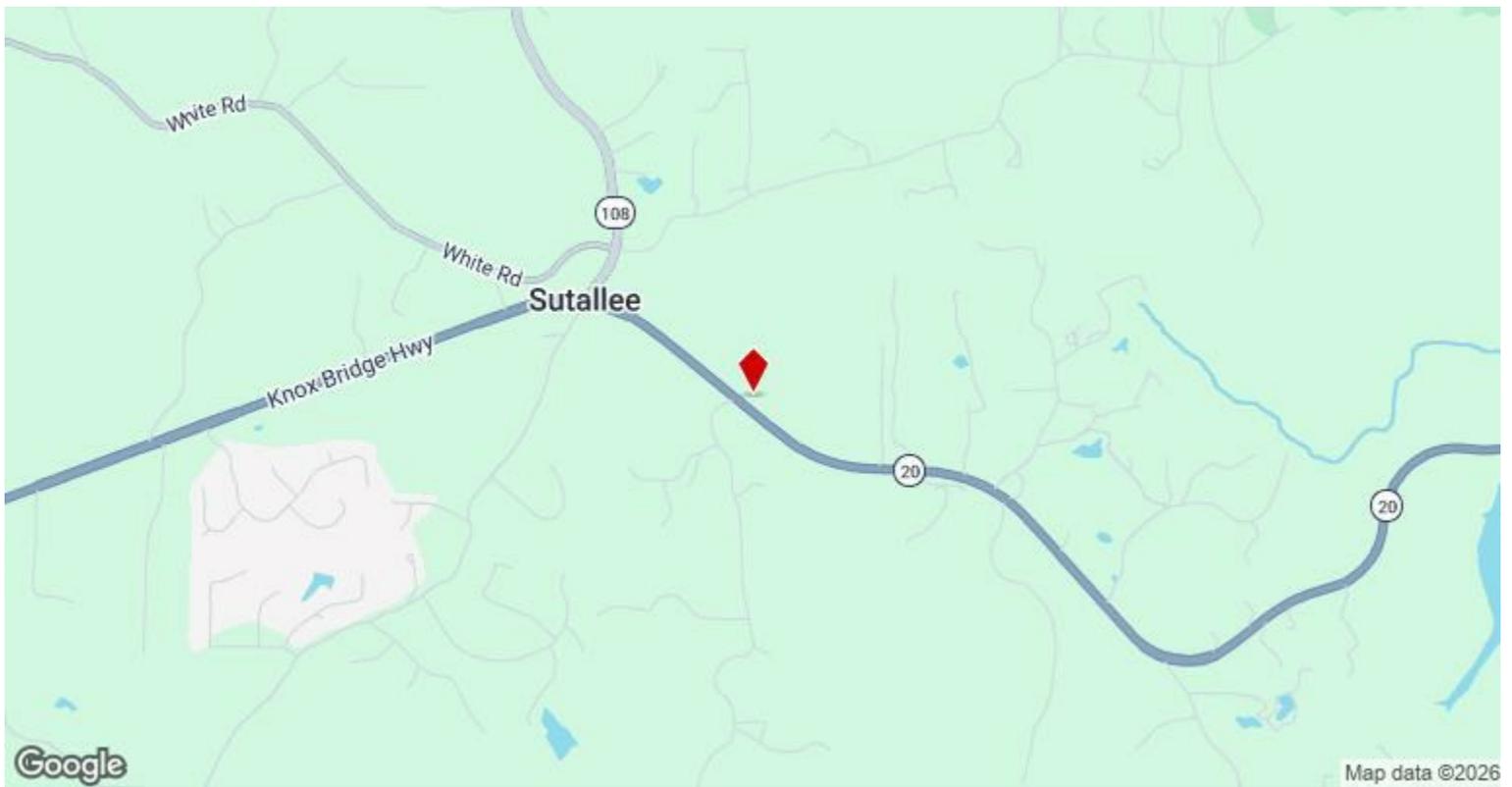
Year Built: 1980

Rental Rate Mo: \$1.29 /SF/MO

1st Floor

Space Available	4,552 SF
Rental Rate	\$15.50 /SF/YR
Date Available	Negotiable
Service Type	Triple Net (NNN)
Office Size	1,552 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Great space for a variety of professional, retail, or business needs such as: CLOTHING/ACCESSORY STORE, PET SUPPLIES, BAKERY, CONVINIENCE, CHILDCARE/ DAYCARE, TUTORING/EDUCATION SERVICES, FLORIST, MUSIC/BOOKS/OFFICE SUPPLIES, DANCE/PERFORMING ARTS CLASSES, BARBER/HAIR SALON, WINDOW/CONSTRUCTION MATERIAL BUSINESS, SPECIAL EVENTS CENTER, FOOD SERVICE/RESTAURANT, CHURCH/RELIGIOUS FACILITY or PROFESSIONAL SERVICES SUCH AS MEDICAL, INSURANCE, REAL ESTATE and much more.



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