



CANDLER

REAL ESTATE

6080 Lanier Islands Pkwy | Buford, GA 30518
Prime Real Estate Investment For Sale

LES JOHNSON

Senior Commercial Sales Associate les@Candler.com

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Local Understanding
+ **Industry Expertise**

Prime Real Estate Investment Opportunity

6080 Lanier Islands Pkwy, Buford, GA 30518



Property Description

Prime Real Estate Investment For Sale just minutes from Lake Lanier in Hall County. Property will be sold with a triple net lease in place with four years remaining on the current lease.

Offering Summary

Sale Price:	\$4,000,000
Lot Size:	5 Acres
Total Building Size:	23,600 SF

Property Highlights

- Two buildings available totaling 23,600 SF (renovated in 2020)
- Front Building: 7,200 SF with showroom and offices
- Back Building: 16,400 SF with 9 dock doors and office space
- 5+/- acres
- 500' of frontage on Lanier Islands Parkway
- Easy ingress/egress with two 30' wide entrances on Lanier Islands Parkway
- Fenced lot with 5+/- acres mostly paved parking for display and storage
- 3-phase power in both buildings/underground utilities
- 3+/- miles to Exit 8 off I-985
- 1 mile from entrance to Lake Lanier Islands

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Front Building Features

7,200 +/- SF

Showroom and Offices

2,400 +/- SF Mezzanine overlooking showroom

Great road visibility and frontage

1st Floor Features:

Sales Office with showroom and reception area

Large showroom with 16' - 22' ceiling height

2 restrooms on showroom floor

Employee lounge with storage room

Two drive-in doors (10' and 16')

2nd Floor Features:

4 offices/meeting rooms overlooking showroom with privacy glass

2 restrooms

Mechanical/computer room

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Back Building Features

16,400 +/- SF

3-phase electric

Sales area/showroom/offices with parts department

Mezzanine/service employee restroom/locker room

9 bay doors (14' to 18' high)

Service bays 60' deep with industrial exhaust fans

Asphalt area in front of service bays (240' x 75') providing ability to service large equipment and deliveries with adjacent gravel storage area

2 bridge cranes in service area bays

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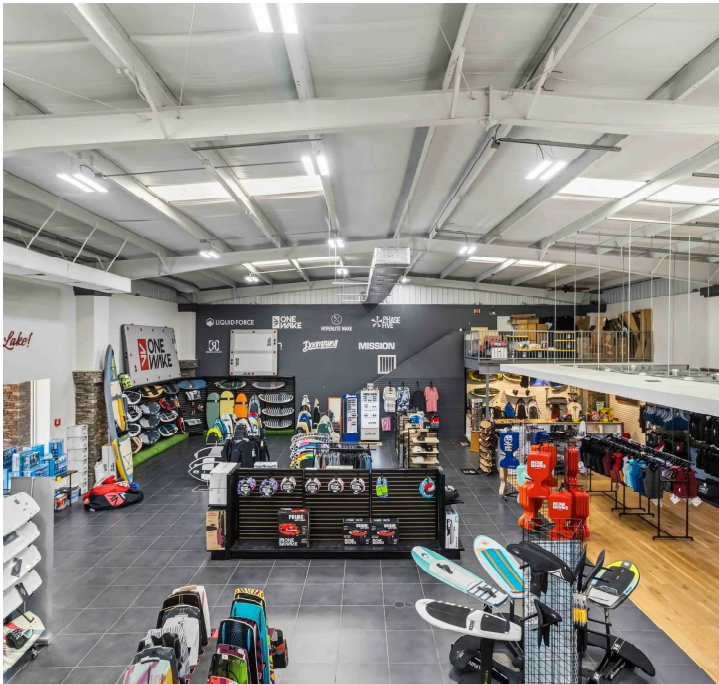
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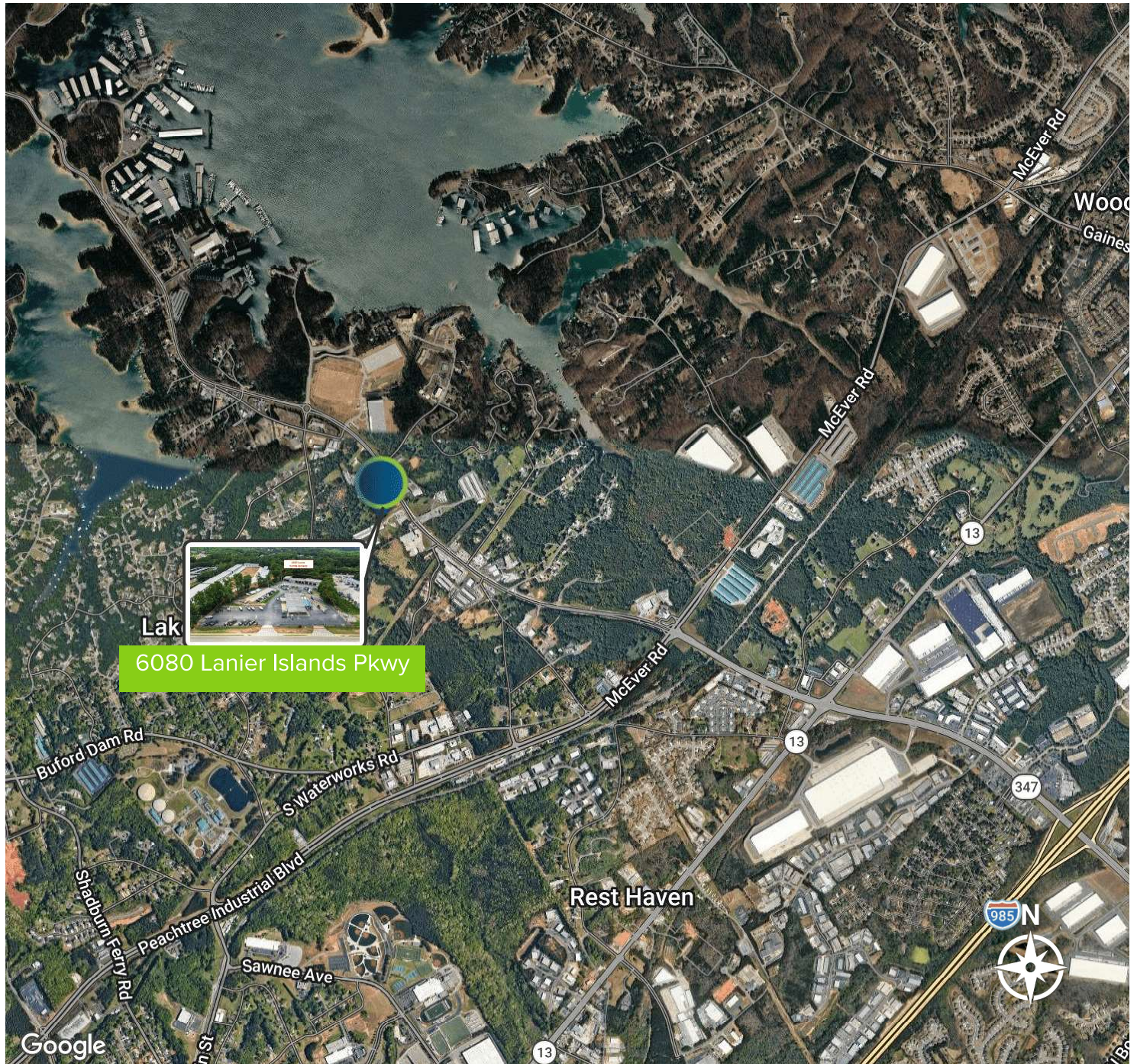
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