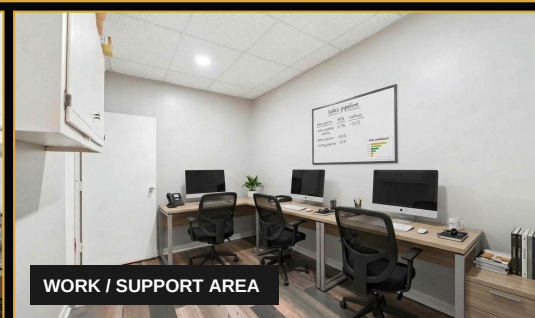
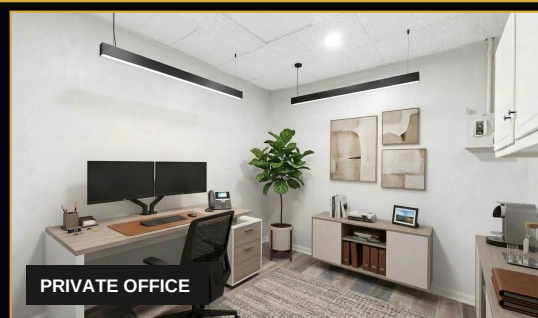




224 E Broad Street

Winder, GA 30680

\$549,000

1,924 SF BUILDING	0.29 ACRES SITE	B-1 NEIGHBORHOOD COMMERCIAL
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Highly visible freestanding commercial property just east of Downtown Winder with an existing professional office building, on-site parking, and flexibility for owner-user, investment, adaptive reuse, or future redevelopment strategies.

Flexible Commercial Opportunity

Professional / medical office, service business, boutique retail, adaptive reuse, or future redevelopment concepts may be explored, subject to applicable approvals and buyer verification.

PROPERTY HIGHLIGHTS

- Freestanding Commercial Building**
Approximately 1,924 SF with a single-story layout and its own business identity.
- High-Visibility E Broad Street Location**
Positioned near Downtown Winder with convenient access to local businesses, services, and residential neighborhoods.
- On-Site Parking**
Dedicated customer and employee parking supports practical owner-user and service-business occupancy.
- B-1 Neighborhood Commercial Zoning**
Supports neighborhood-serving commercial activity; all proposed uses remain subject to City of Winder review and approvals.
- Multiple Paths to Value**
Continue office use, adapt the existing improvements, reposition the property, or evaluate future redevelopment potential.

Full Offering Memorandum, additional photography, and conceptual redevelopment materials available upon request.