

FOR SALE



*FLEX BUILDING
ZONED 'C2'*

OWNER-USER

**4953 AUSTIN PARK AVE
BUFORD, GA 30518**

OFFERED AT:
\$1,300,000.00



**DREW CURTIN - ASSOCIATE BROKER
770-605-8841**

1140 OLD PEACHTREE RD NW, SUITE D, DULUTH, GA - REMAX CENTER

HIGHLIGHTS



- LOCATED IN THE CITY OF BUFORD IN THE SHADBURN BUSINESS PARK
- APPROX 7300 SQFT
- TENANT IN PLACE TO VACATE
- CAN BE CONVERTED FOR MULTI-TENANT USE
- 4 DRIVE INS - 12'W X 14'H
- 8 PARKING SPACES
- .41 ACRE LOT
- APPROX 2300 FT OF MEZZANINE OFFICE
- ORIGINALLY BUILT AS A DUPLEX
- OCCUPY ONE SIDE LEASE THE OTHER



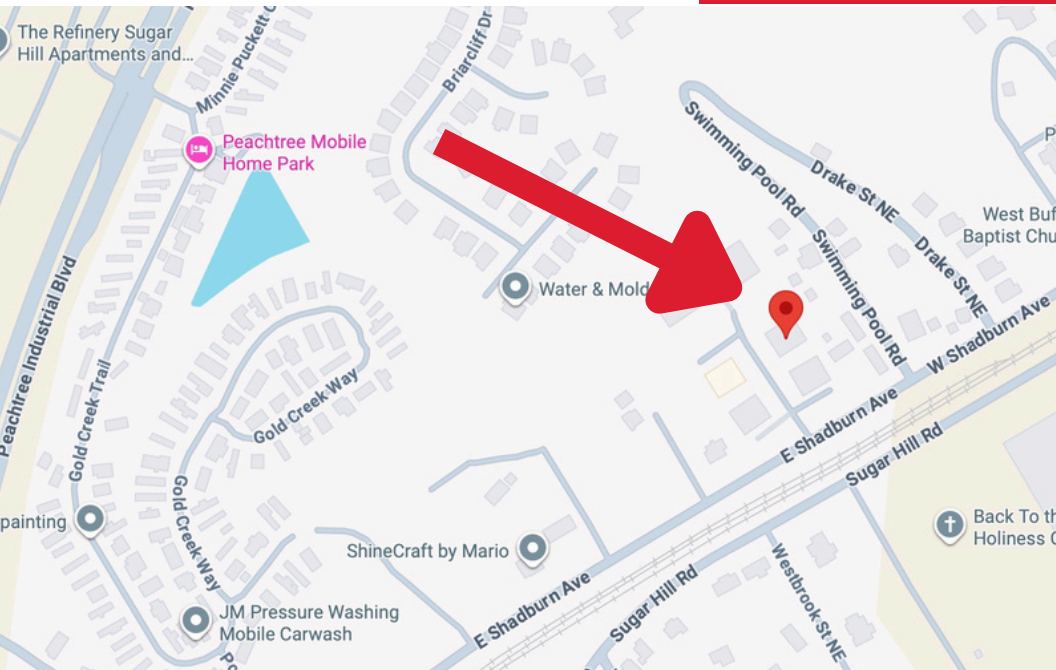
DREW CURTIN - ASSOCIATE BROKER
770-605-8841

1140 OLD PEACHTREE RD NW, SUITE D, DULUTH, GA - REMAX CENTER



DREW CURTIN - ASSOCIATE BROKER
770-605-8841

1140 OLD PEACHTREE RD NW, SUITE D, DULUTH, GA - REMAX CENTER



DREW CURTIN - ASSOCIATE BROKER
770-605-8841

1140 OLD PEACHTREE RD NW, SUITE D, DULUTH, GA - REMAX CENTER



CONNECT WITH ME

DREW CURTIN - ASSOCIATE BROKER
770-605-8841
DREWCURTINCALL@GMAIL.COM



770-932-1234

1140 OLD PEACHTREE RD NW, SUITE D
DULUTH, GA 30097