

FOR SALE 7,000 SQ FT+- FREESTANDING WAREHOUSE ON 0.69 AC+- SUGAR HILL \ I-985



4962 AUSTIN PARK AVE
BUFORD, GA 30518

Crye-Leike Commercial

2020 Howell Mill Rd, Suite D180

Atlanta, GA 30318

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License #: GA 119351

PROPERTY SUMMARY

Offering Price	\$1,400,000.00
Building SqFt	7,000 SqFt+-
Year Built	2006
Parcel ID	R7293 182
Zoning Type	C-2 Sugar Hill
Drive In Doors	2 @ 12'w x 14'h
Ceiling Height	15' to 18'
Lot Size (acres)	0.69+-

INVESTMENT SUMMARY

For sale in Sugar Hill is a 7,000 SF+- freestanding office-warehouse located at the end of a cul-de-sac of quality 4-sided brick warehouses. There is 1,400 SF+- office with two restrooms, 15' to 18' ceiling height column free warehouse with metal halide lighting and 2 over sized electrified drive-in doors (12'w x 14'h). The office ceiling is structured for storage. The paved outside area allows for some rear storage and ample parking.

The location is one half mile from Peachtree Industrial Boulevard, Nelson Brogdon Blvd (SR 20) and minutes from I-985.

The property is leased to a tenant below market at \$7.78 SF through 4/30/2028. The landlord has a termination right with 12 months notice. The tenant has a termination right with 4 months notice. The landlord is responsible for repairs to the roof and structure.

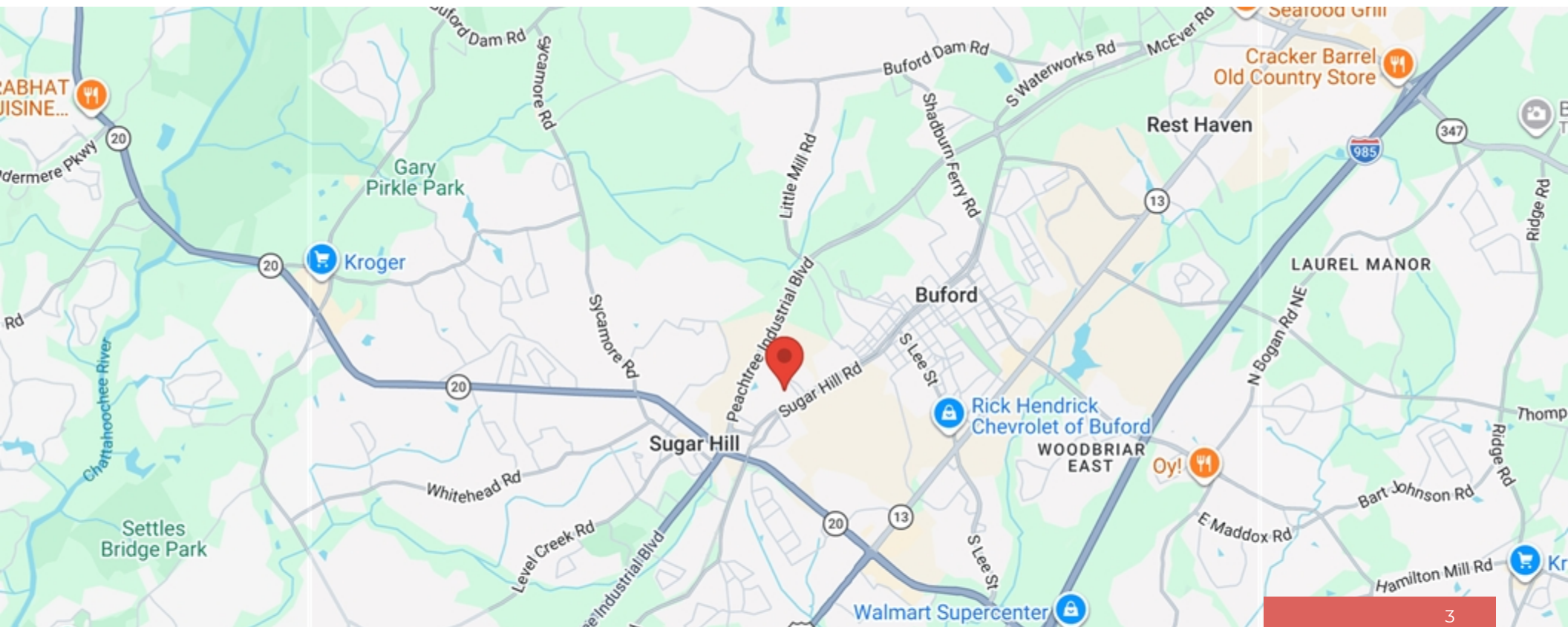
The current total income is:

\$54,428.64 \$4,535.72 per month base rent as of April 1, 2026

\$12,428.76 \$1,035.73 per month tax and insurance reimbursement - reconciled annually
\$66,857.40 total



LOCATION





4962 Austin Park Ave,
Buford, GA 30518

Austin Park Ave

W Shadburn Ave

Sugar Hill Rd

Swimming Pool Rd NE

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CRYE-LEIKE COMMERCIAL ADVISOR FOR MORE DETAILS.

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