



## 4305 Cowan Rd

4305 Cowan Rd, Tucker, GA 30084



**Latika Archuleta**

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# 4305 Cowan Rd

\$850,000

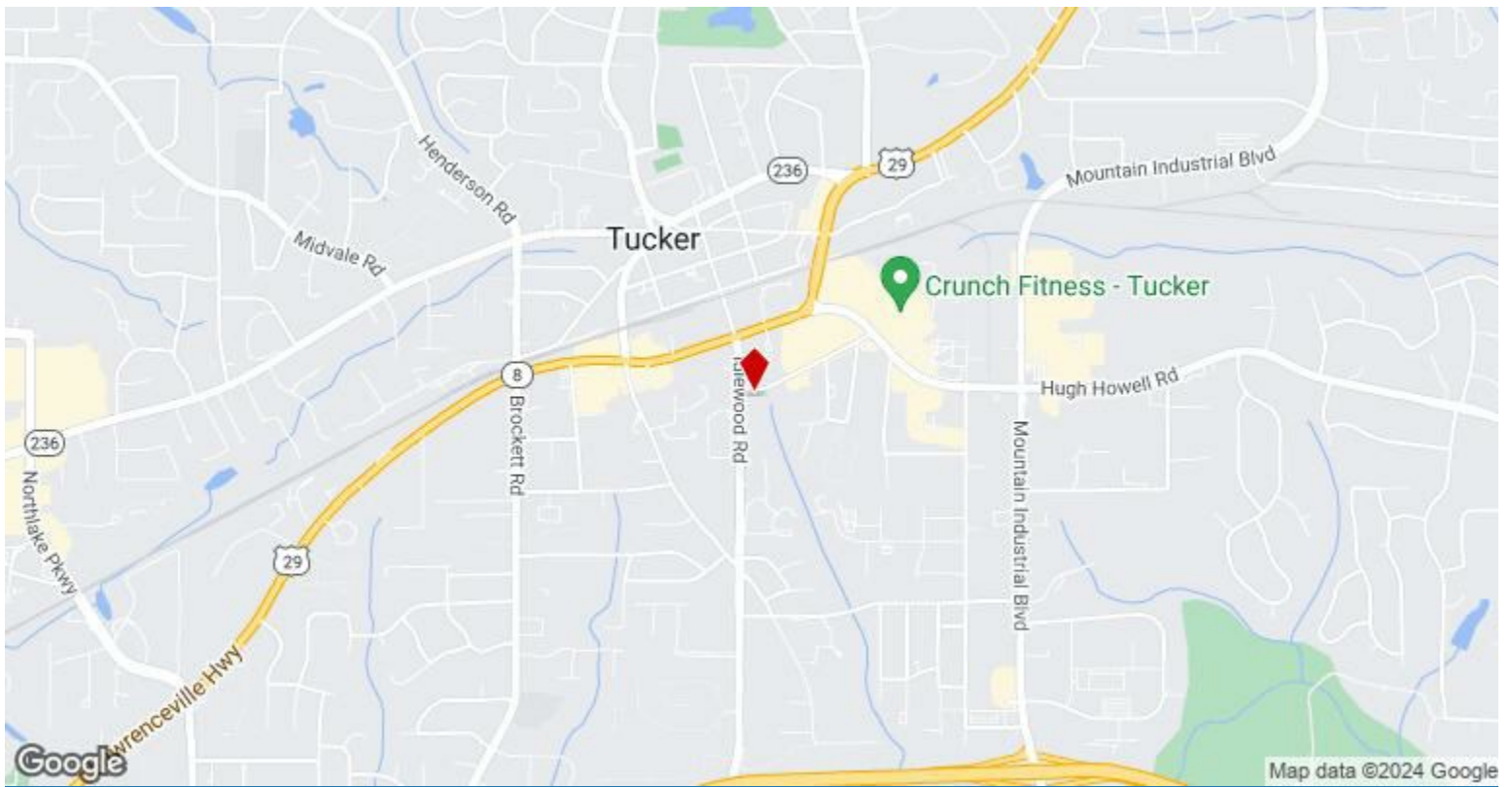
City of Tucker Downtown District High Traffic Corner awaits your build to suit business - Acceptable Business Use is in the link provided below. zoned DT-2 (Downtown Corridor), and all auto-related uses are prohibited in the downtown zoning districts. I have attached the use table of allowable uses and highlighted DT-2 for your reference. Please note a checkmark in the righthand column indicates the use must comply with the supplemental regulations in Division 2 of Article IV of Chapter 46. Additionally, please be aware that any use of the property must comply with the parking regulations of the zoning ordinance in Article VI of Chapter 46.

The Tucker Code of Ordinances is linked here for your reference. Please let me know if you have any additional questions....

- Heavy Traffic on a corner lot



Price:	\$850,000
Property Type:	Specialty
Property Subtype:	Car Wash
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.68 AC
Building Size:	2,515 SF
Sale Conditions:	Build to Suit
No. Stories:	1
Year Built:	1988
Parking Ratio:	3.18/1,000 SF
Zoning Description:	C1/ DT-2
APN / Parcel ID:	18-214-04-007
Walk Score ®:	75 (Very Walkable)
Transit Score ®:	40 (Some Transit)



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# Property Photos



Building Photo



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