

FOR SALE

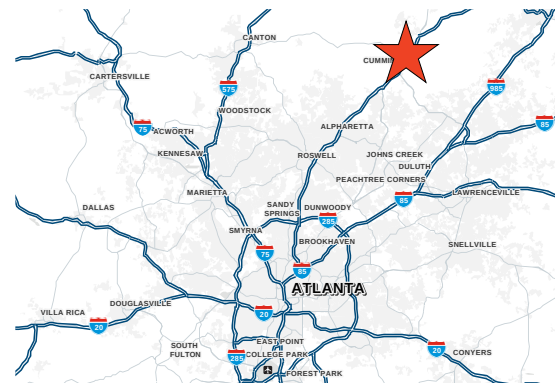
BOAT STORAGE FACILITY

301 Atlanta Road, Cumming, GA 30041

PRICE REDUCED
\$3,500,000

PROPERTY HIGHLIGHTS

- 10,000 SF building with offices, interior shop space, outdoor storage and parking
- Plug-in-play purchase opportunity with below market rental rates
- Deep 2.72 acre lot with 2 curb cuts on Atlanta Road
- Excellent visibility and signage
- Zoned HB (Highway Business District) allowing for diverse use options
- High-growth area, adjacent to dense residential developments and the downtown Cumming entertainment district



SHOP SPACE

SHOWROOM
& OFFICE

COVERED
PARKING

15,000 VPD

ATLANTA ROAD

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WILL GOFF

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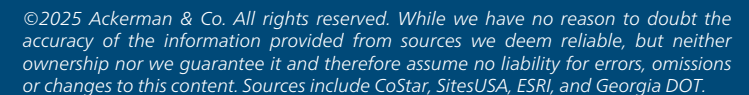
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**Property Tours on Mondays
by Appointment Only**

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FACILITY STATS:

BAYS	QUANTITY	CURRENT RATE/ MONTH
COVERED BAY	22	\$110
UNCOVERED 30' BAY	30	\$89
UNCOVERED 40' BAY	14	\$120



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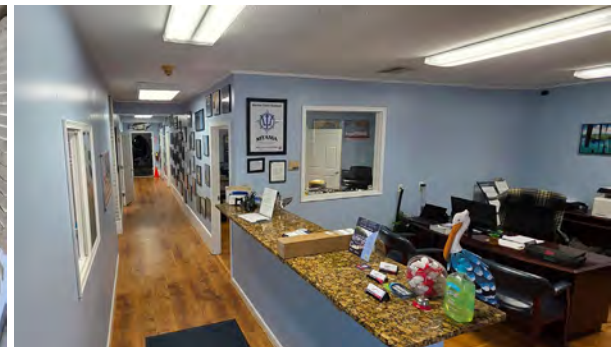
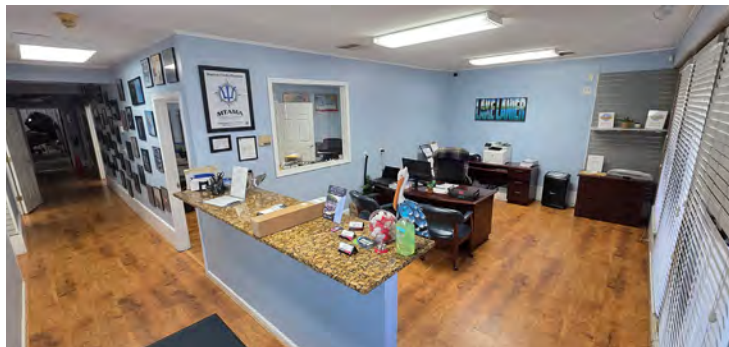
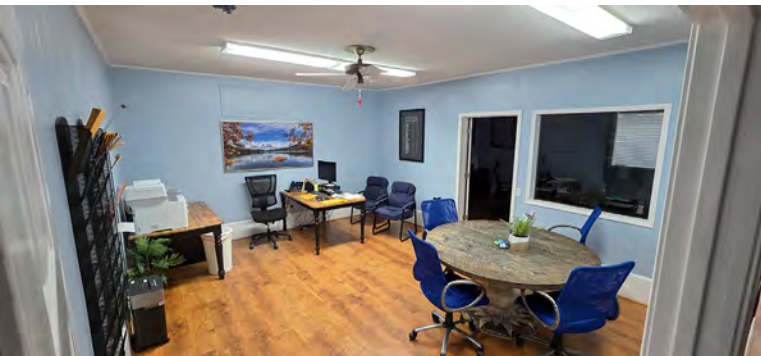
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