

FOR SALE

889 COMMERCE DR SW
CONYERS, GA 30094



OWNER/USER OR INVESTMENT OPPORTUNITY SUBURBAN 2-STAR OFFICE BUILDING



📍 Location: Situated in a thriving suburban area, this 3-story office building boasts convenience and accessibility, making it an ideal location for businesses seeking prime office space just outside the city of Atlanta, GA.



WILDMOR ADVISORS
Your Business In The Right Place



(404) 467-2121
info@wildmoradvisors.com

OFFICE SPACE FOR SALE OR LEASE



LISTED AT \$1,400,000

With a multi-tenant setup, this building offers diversified income streams, reducing risk and providing stability for investors. Whether it's small businesses or startups, there's ample opportunity to attract a variety of tenants.

- Total Space: 11,200+/- square feet
- Typical Floor Size: 4,200 square feet
- 1.02 Acres
- No HOA
- Constructed in 1993
- Value-Add Potential: Investors can utilize a portion of the building while leasing out the remaining space for enhanced profitability. The current tenant occupies 1 floor under month-to-month leases and express willingness to continue their tenancy.

RECENT UPGRADES



INTERIOR:

- New paint
- All new LVT flooring on the 1st and 3rd floor
- New hardware
- New CAT six cabling
- 2 new kitchens
- 2 new bathrooms

EXTERIOR:

- All mechanicals have been serviced
- The building has been newly painted
- Parking lot has been re-stripped with 50 spaces
- Upgraded landscaping with outdoor seating



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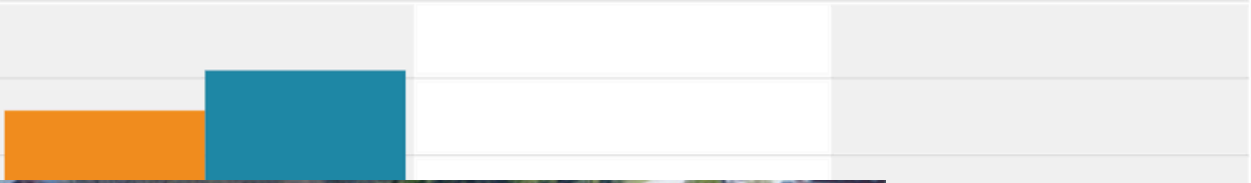
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THE CONYERS ADVANTAGE

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Population Travel To Work

22K
20K
18K



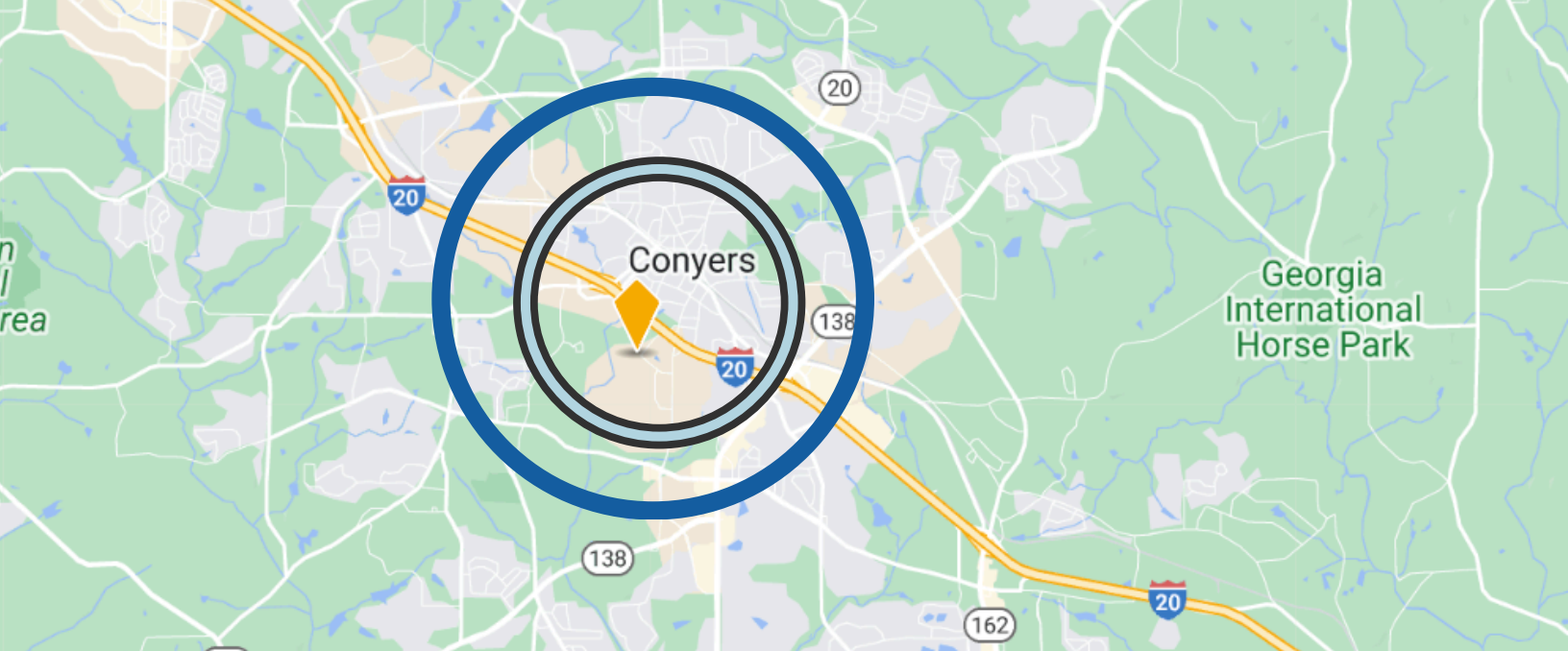
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3565 Piedmont Rd NE
Bldg 3, Suite 715
Atlanta, GA 30305



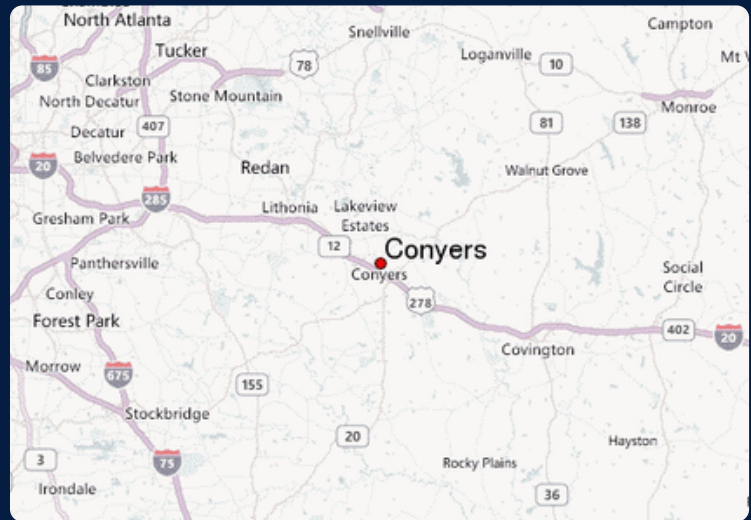
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>5 MILE</u>
2023 Total Population	16,443	85,205
Median Household Inc	\$65,378	\$78,163

100+ restaurants, retail, and banks within 5 miles



CONTACT US TO SCHEDULE A TOUR



SHAN MORRIS
 Principle
 (404) 467-2174
 Shan@wildmor.com



JENNY O'DONNELL
 Executive Director
 (706) 631-2988
 Jenny@wildmor.com



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 Atlanta, GA 30305



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