



Specialty/School Property for Sale

2356 Clay Road | Austell, GA 30106

19,609 SQFT on 1.96 ACRES | ASKING PRICE \$1,500,000



BUILDING FEATURES

- Total SF Approximately 19,609
- Combined Building Area of about 18,457 SF
- Modular Building Approximately 1,152 SF
- 1.96 Acres (on Three Tax Parcels)
- Parcel IDs: 19-1138-011, 19-1138-0008, & 19-1138-000
- Approximately 50 Marked Parking spaces
- Zoned GC: General Commercial

BERKSHIRE HATHAWAY | GEORGIA PROPERTIES
HOMESERVICES | COMMERCIAL

EAST COBB OFFICE
3775 Roswell Road, Suite 200
Marietta, GA 30062
770.973.8822 office

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All showings by appointment only with listing agents;
Do not approach owners directly For additional information/
schedule an appointment, please contact:

CAMPUS FEATURES

- 15 Total Classrooms
- 6 Offices
- 4 Multi-purpose Rooms
- 9 Restrooms
- Playground & Gazebo
- Approximate Classroom Capacity (260 students)

ADMINISTRATIVE BUILDING

- Entryway/Foyer
- 3 Offices
- 1 Restroom
- Kitchen

PRESCHOOL BUILDING

- 4 Classrooms
- One Office at center of building
- 4 Restrooms

MAIN EDUCATION BUILDING

Upper Level

- Entryway/Foyer
- Two Primary Hallways/Corridors
- 3 Offices
- Library
- Resource Room
- 11 Classrooms
- 2 Restrooms

Lower Level

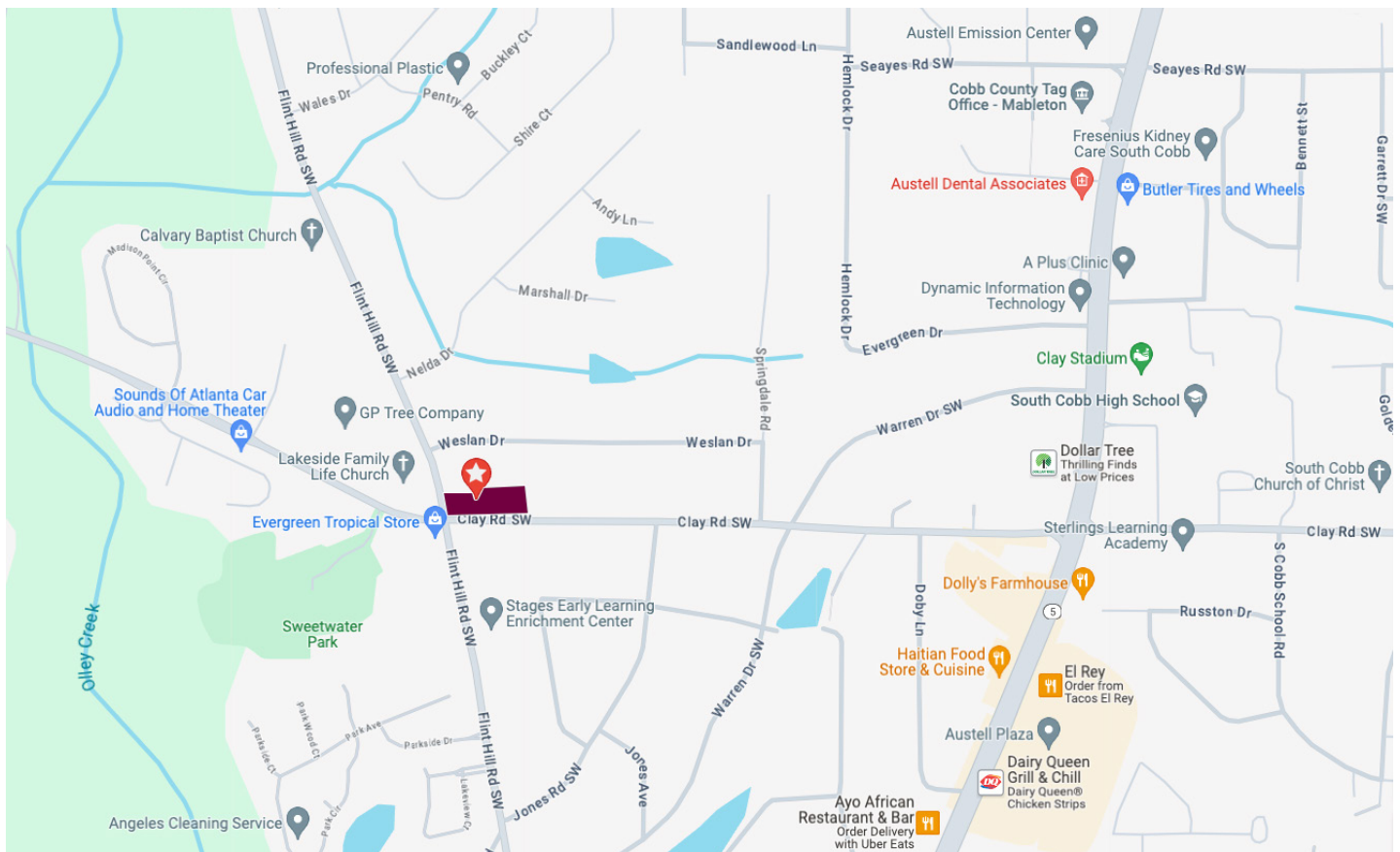
- Cafeteria/Auditorium
- Kitchen/Food Preparation /Serving Area
- 2 Restrooms
- Storage Areas

MODULAR BUILDING (1,152 SF)

- 2 Large Rooms
- Storage

ADDITIONAL LOCATION FEATURES

Located in Cobb County at the corner of Clary Road and Flint Hill Road, within the city limits of Austell, GA



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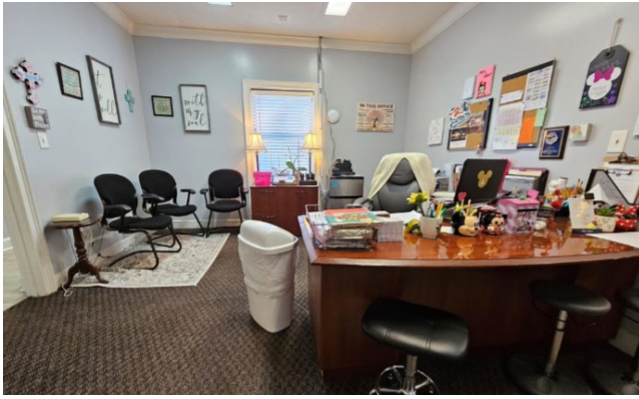
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PROPERTY PHOTOS



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