



## 3455 Keith Bridge Rd

3455 Keith Bridge Rd, Cumming, GA 30041



### Anna Vladimir

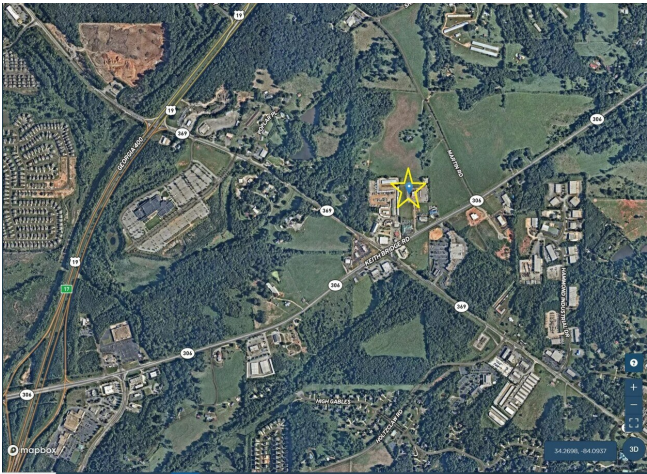
Virtual Properties Realty  
2750 Premiere Pky, Suite 200, Duluth, GA 30097  
[hudesshoes@gmail.com](mailto:hudesshoes@gmail.com)  
(770) 495-5050



# 3455 Keith Bridge Rd

\$2,500,000

Currently rented. 9486 SF warehouse with acreage. Zoned CBD. Will be sold vacant. Please do not disturb the tenant. Call the broker for more information....



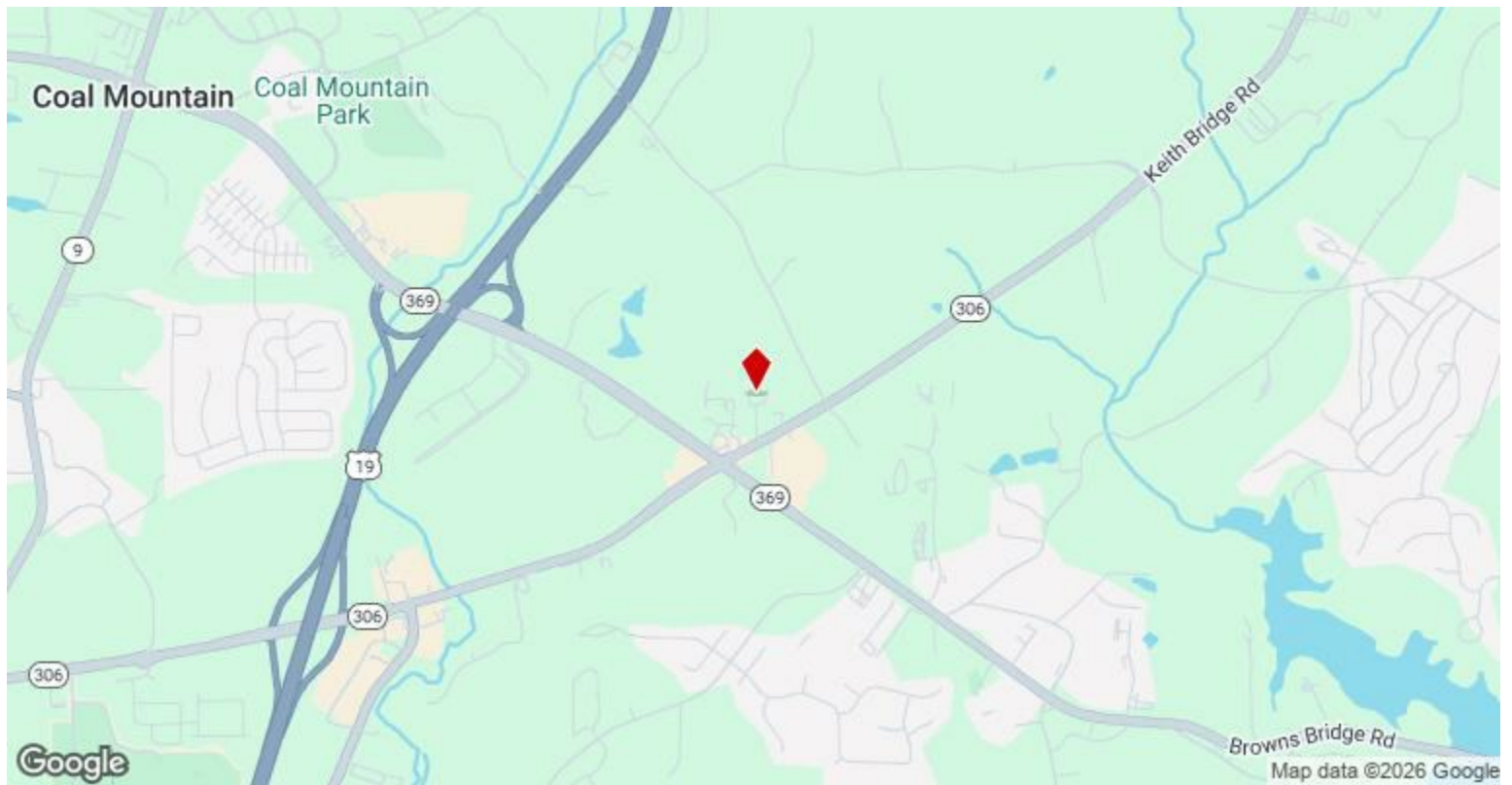
Price:	\$2,500,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	3.78 AC
Gross Building Area:	7,399 SF
No. Stories:	1
Year Built:	1997
Tenancy:	Single
Parking Ratio:	3.33/1,000 SF
Zoning Description:	CBDC
APN / Parcel ID:	238-052
Walk Score ®:	36 (Car-Dependent)

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Polands Construction	-	
Timber Ghost Hunting & Fishing	-	



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**EQUIPMENT USED:**  
NIKON DTM-580/EDM

ALL DATA UPON WHICH THIS MAP OR PLAT  
WAS BASED HAS A CLOSURE PRECISION OF ONE  
IN 43754 FEET, AND AN ANGULAR ERROR OF  
ONE SECOND AT EACH POINT, AND WAS ADJUSTED  
BY THE COMPOUND SQUARE METHOD.  
THIS MAP OR PLAT HAS  
BEEN CALCULATED FOR CLOSURE AND IS FOUND  
TO BE ACCURATE WITHIN ONE FOOT IN 100000+.

THIS SURVEY IS SUBJECT TO ANY AND ALL  
EASEMENTS, R/W'S, ETC., OF RECORD AND  
NOT SHOWN ON RECORD, ABOVE OR BELOW GROUND.

THIS PLAT WAS PREPARED  
WITHOUT THE BENEFIT OF  
A TITLE SEARCH AND IS  
SUBJECT TO ANY AND ALL  
DISCLOSURES THAT A TITLE  
SEARCH MAY PRODUCE.

**LEGEND**

IPF= IRON PIN FOUND  
IPS= IRON PIN SET(1/2"RB)  
AIF= ANGLE IRON FOUND  
P/L= PROPERTY LINE  
R/W= RIGHT OF WAY  
C/L= CENTERLINE  
X--= FENCE  
-P--= POWERLINE  
-W--= WATERLINE  
LL= LAND LOT LINE  
LL= LAND LOT  
WM= WATER METER  
PP= POWER POLE  
CT= CRIMP TOP  
OT= OPEN TOP  
T= TELEPHONE LINE  
RS= REBAR  
PB= PHONE BOX  
TF= TRANSFORMER  
LP= LIGHT POLE  
I/C= BACK OF CURB  
H= FIRE HYDRANT  
POB= POINT OF BEGINNING

**BOBBY & DELORES SHADBURN**

**3.78 ACRES**

**SBA  
GA TOWERS, INC.**

**THOMAS & CANDICE HAMMOND**

**ALLEN HAMMOND**

**KEVIN HERBERT**

**Building Photo**





## Property Photos





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