

## Office Building For Sale or Lease

**2053 Experiment Station Rd #900  
Watkinsville, GA 30677**



Discover a prime commercial opportunity in the heart of Watkinsville. This 6,000 square foot build-to-suit property offers the flexibility to design a space that perfectly fits your business, with the option to divide into two units if needed. Located in desirable Oconee County and zoned OIP, it's ideal for professional offices, medical practices, or other commercial uses. With its unbeatable location and customizable layout, this property is the perfect place to grow your business.

HOA: \$2247/Quarter

### FOR SALE OR FOR LEASE

Offering	Summary
List Price	\$999,000
Building Size	6,000 Sq. Feet
Lot Size	.14 Acres



**Direct: 706.424.2568**

**Broker: 706.614.3043**

**[Danielle@DaniGrier.com](mailto:Danielle@DaniGrier.com)**



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**LOCATION! LOCATION! LOCATION!**  
**Under Construction**  
**Build To Suit**

Offering	Summary
List Price	\$999,000
Building Size	6,000 Sq. Feet
HOA	\$2247/Qtr



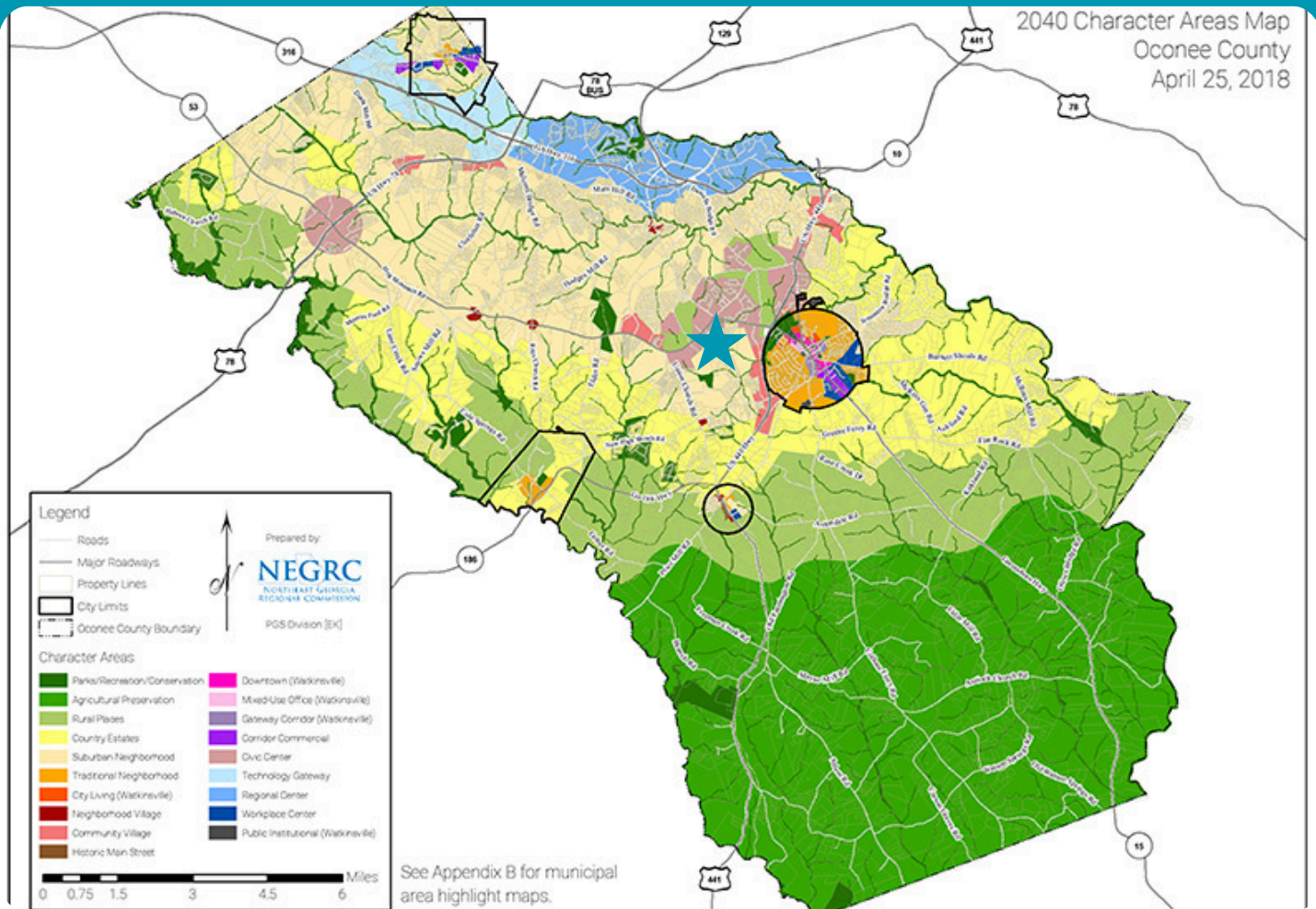
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Oconee Co.	Summary
Population	42,788
Median Age	40.7 y/o
Median Household Income	\$115,925



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