

FOR LEASE: 55 Scott Street Buford, GA 30518



- **Asking \$18/SF with 4% annual escalations for a signed 3-year lease and 3% annual escalations for a signed 5-year lease.**
- **3-5 Year Lease Term**
- **Property is not divisible**
- **NNN Lease-Tenant Responsible for all utilities and CAMIT**
- **Prime Location - situated in the heart of the highly sought after, Historic Downtown City of Buford.**
- **Historic Charm - the property features classic Southern architecture and historical significance, but with modern and updated features and interior.**
- **Spacious Interior - the property boasts a generous 3 floor layout consisting of a combined +/-15,000 SF with high ceilings and large windows.**
- **Easy access to major highways and public transportation options.**
- **Ideal location for office, retail, specialty uses, restaurants and more.**
- **Zoned P-Public District**

THE MARY MOELLER & BRYANT GREEN TEAM
BERKSHIRE HATHAWAY
Team@TheBryantGreenTeam.com

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Photos



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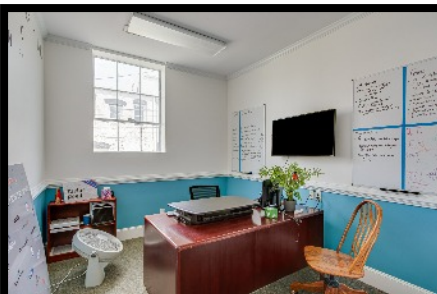
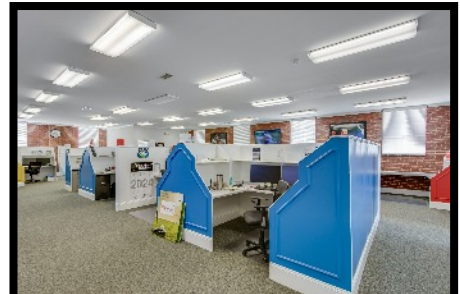
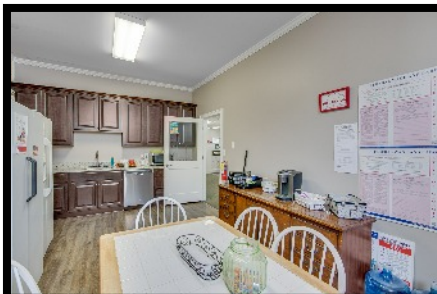
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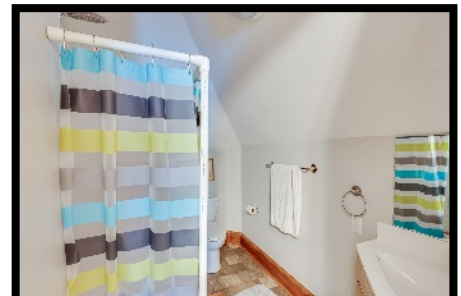
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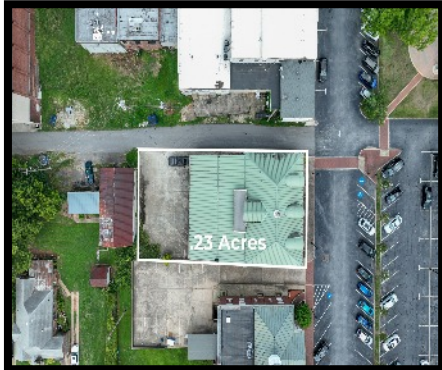
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Ariel Photos



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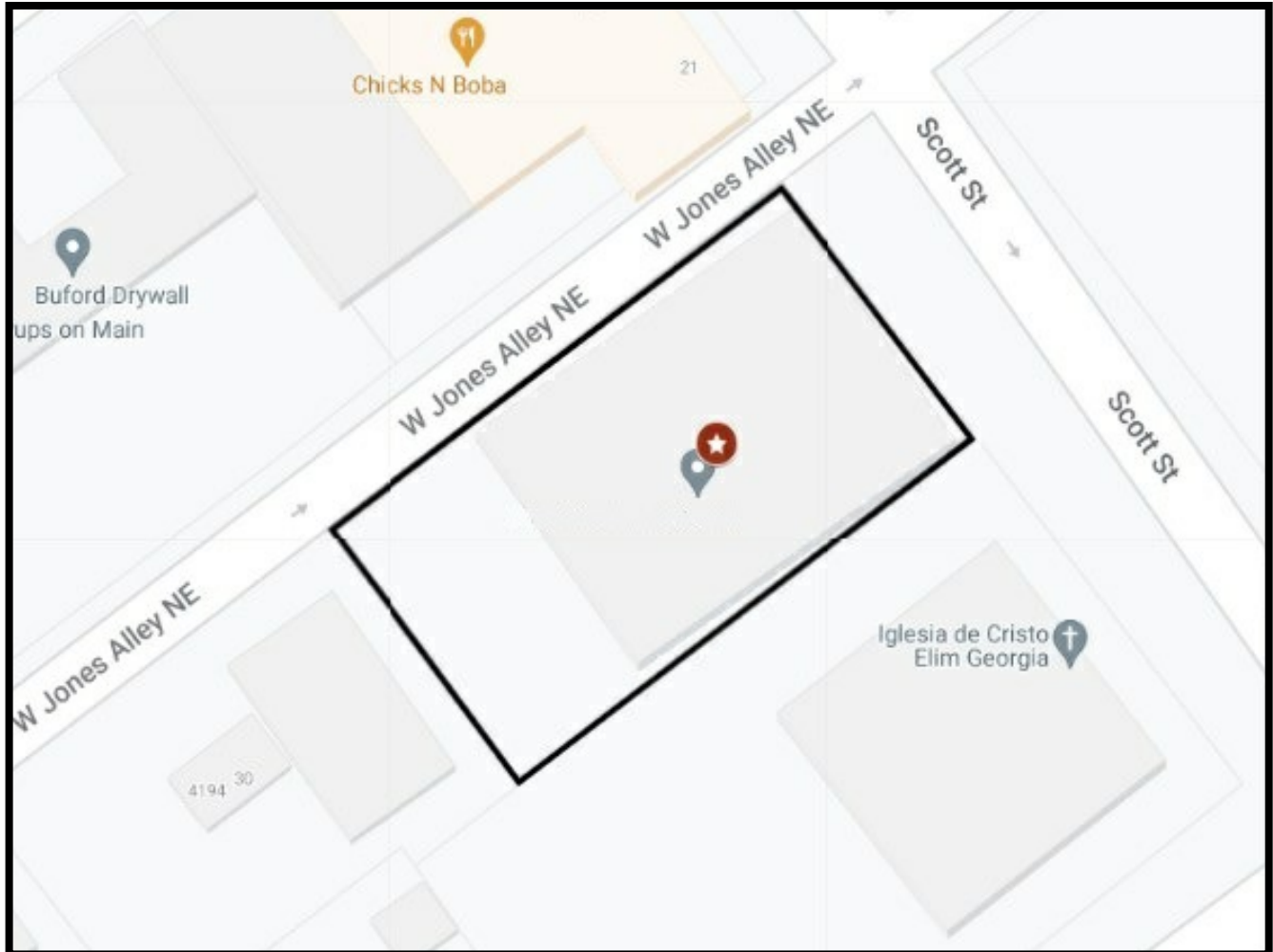
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Boundary Photos



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Area Highlights



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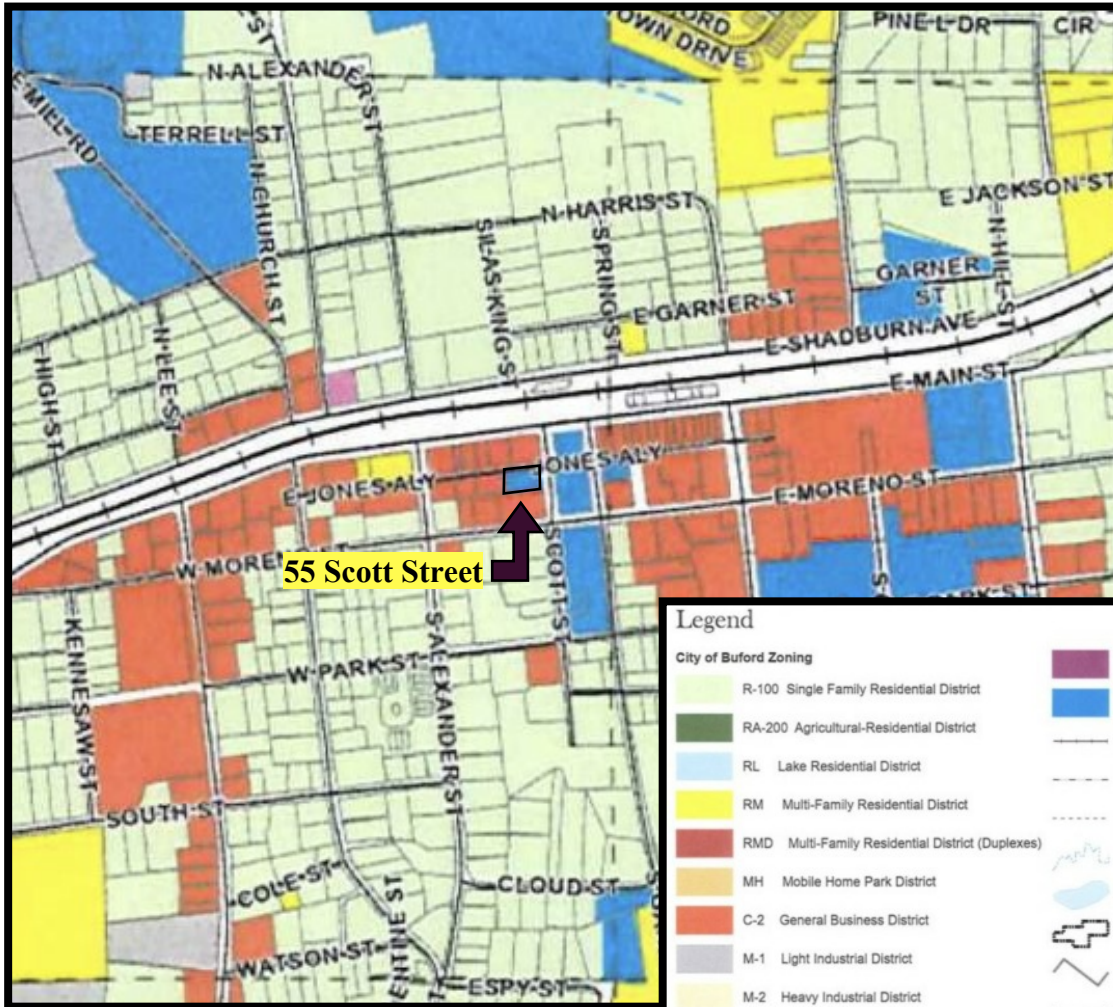
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Zoning Map



Legend

City of Buford Zoning

- R-100 Single Family Residential District
- RA-200 Agricultural-Residential District
- RL Lake Residential District
- RM Multi-Family Residential District
- RMD Multi-Family Residential District (Duplexes)
- MH Mobile Home Park District
- C-2 General Business District
- M-1 Light Industrial District
- M-2 Heavy Industrial District
- O-1 Office-Institutional District
- OBP Office Business Park District
- P Public

- Railroad
- District Line
- Landlot Line
- Streams
- Lakes
- Buford City Limits
- County Boundary
- Roads

0 1,000 2,000 3,000 4,000 5,000 Feet

This map is for identification purposes only and is a graphical representation of various forms of data including deeds, plats, drawings, and other public records. It is not intended for conveyances, and is not a legal survey or definite depiction of boundary lines. The City and/or Keck & Wood, Inc. does not warrant the accuracy of this data and does not guarantee the suitability of the data for any purpose, express or implied. The map is a proprietary product of the City and the City and/or Keck & Wood, Inc. shall not be liable for any damages, including loss of profits or other incidental or consequential damages arising out of the use of this map.

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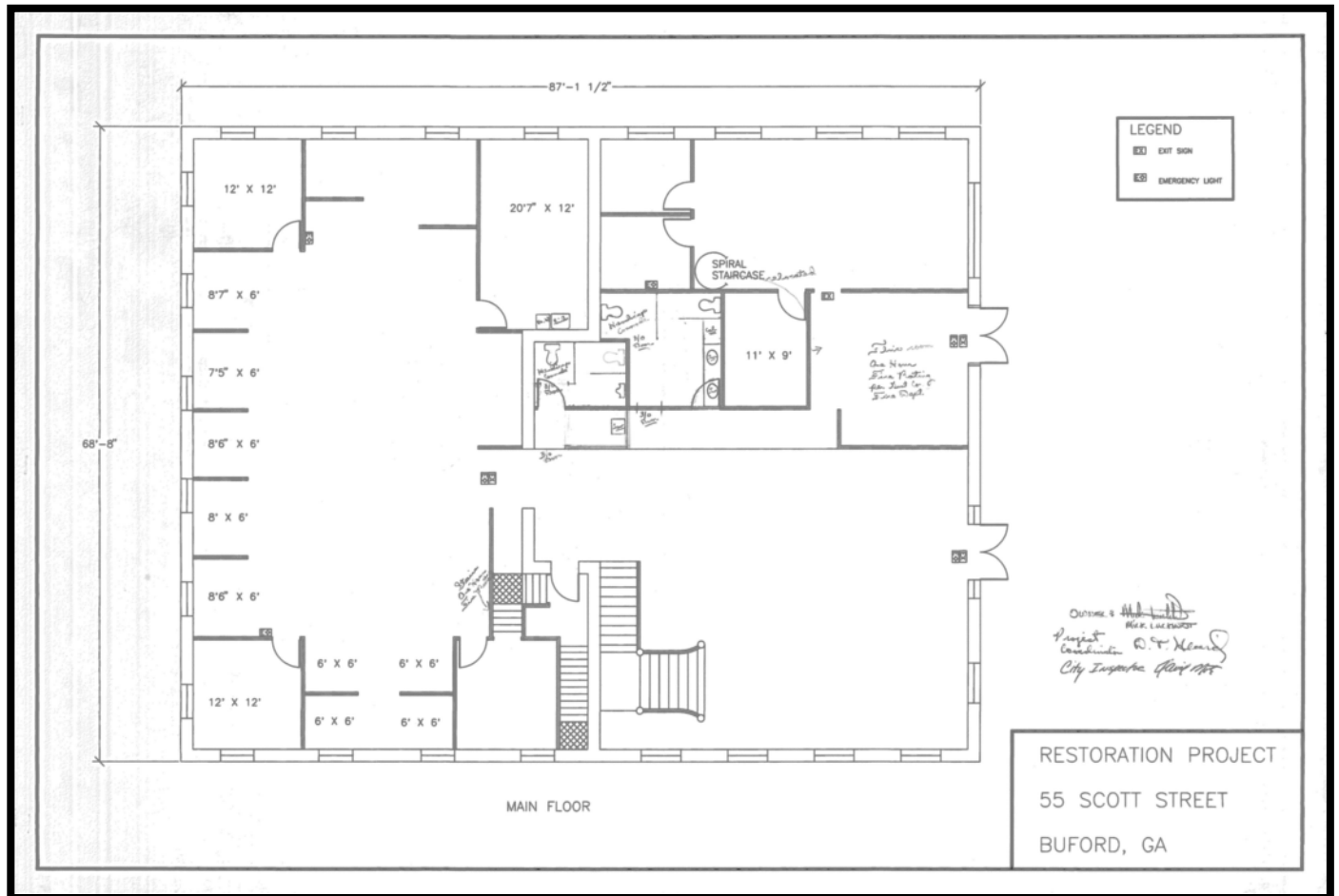
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Floor Plan - Main Level



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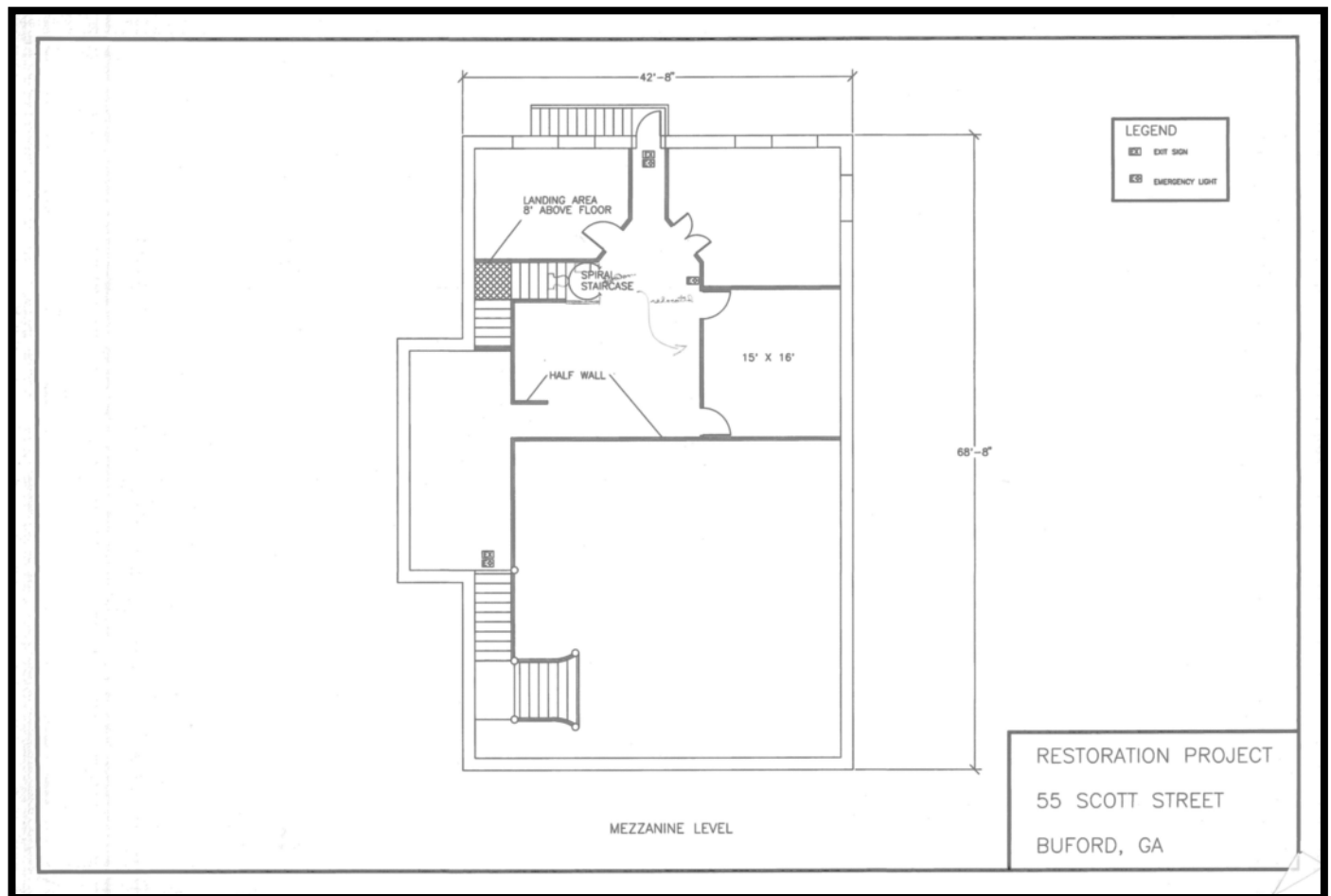
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Floor Plan - Mezzanine Level



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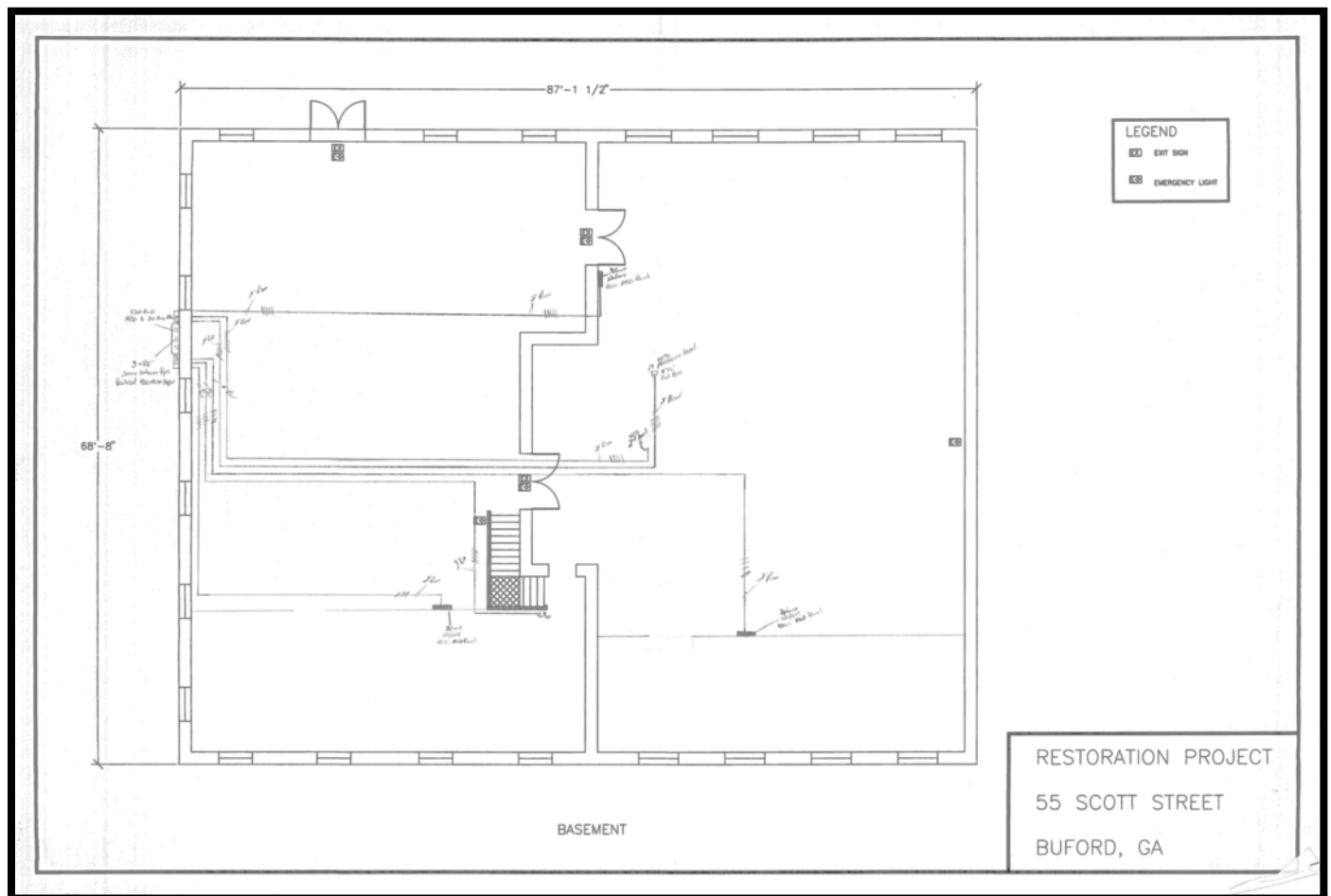
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Floor Plan - Basement



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