

FOR SALE



*OFFICE BUILDING PLUS
PAD READY PARCEL*

**VALUE ADD
INVESTMENT**

**2100 GRAVEL SPRINGS RD
BUFORD, GA 30519**

OFFERED AT:
\$1,300,000.00



**DREW CURTIN - ASSOCIATE BROKER
770-605-8841**

1140 OLD PEACHTREE RD NW, SUITE D, DULUTH, GA - REMAX CENTER



185 GRAVEL SPRINGS
EXIT RAMP



2100 GRAVEL SPRINGS RD

- SIGNIFICANT VALUE ADD OPPORTUNITY
- 2.81 TOTAL ACRES
- EXISTING 5,781 SQFT VACANT BUILDING
- APPROVED 1.35 ACRE PAD FOR A 2400 SQFT OFFICE BUILDING
- ZONED O/I
- LOCATED IN THE CITY OF MULBERRY
- APPROVED CO FOR EXISTING BUILDING
- LOCATED BETWEEN 185 AND HWY 124
- BUSY ROAD EXPOSURE
- OWNER-OCCUPANT & INVESTOR OPPOTUNITY



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- 5,781 SQFT TOTAL ACROSS 3 LEVELS
- BRAND NEW HVAC UNITS
- NEW PAINT THROUGHOUT
- 10 TOTAL OFFICES
- 7 TOTAL BATHROOMS
- 2 KITCHENS/PLUS LIFT STATION
- LARGE RECEPTION AREA
- 25 PARKING SPACES

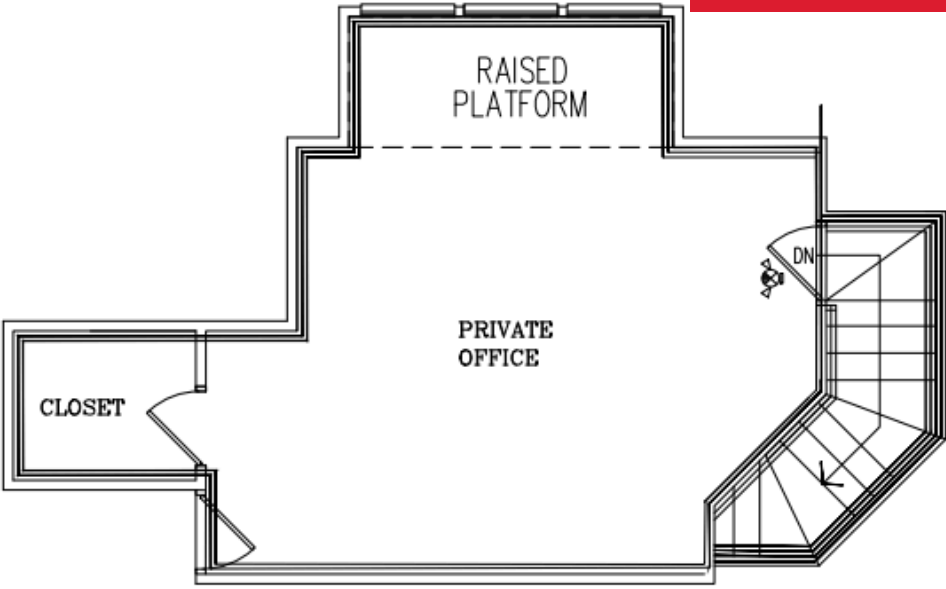


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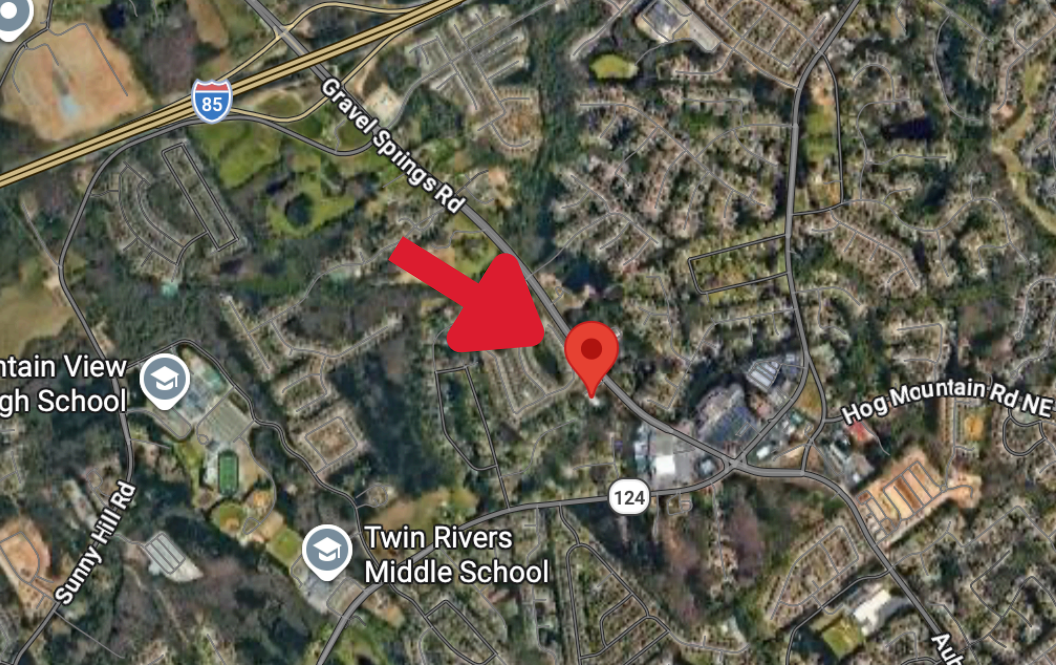
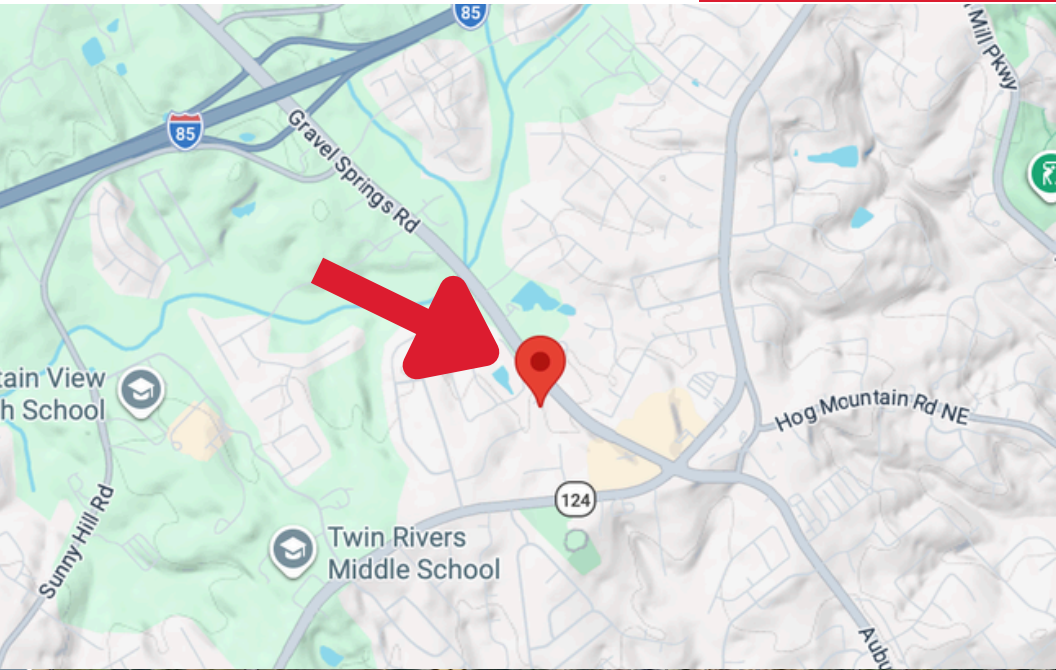




**THIRD LEVEL
394 SQFT**



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