

152 E Shadburn Ave

152 E Shadburn Ave, Buford, GA 30518



Presented By:
Keller Williams Realty



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Property Details

Price: \$625,000

- Irreplaceable Historic Prestige: This 1905 asset integrates classic character with updated corporate infrastructure in Historic Downtown Buford
- Immediate Operational Utility: Delivered in turnkey condition, the 1,933-square-foot building eliminates modern build-out costs and delays.
- Versatile Commercial Zoning: The flexible zoning accommodates professional office, medical, or boutique retail tenants.
- Premium Pedestrian Visibility: Located one block from Main Street, the property ensures excellent visibility and exposure.
- Strategic Equity Protection: The protected historic district ensures the building's distinct character cannot be replicated.

View the full listing here: <https://www.loopnet.com/Listing/152-E-Shadburn-Ave-Buford-GA/41491930/>

Price:	\$625,000
Property Type:	Office
Building Class:	B
Sale Type:	Owner User
Lot Size:	0.17 AC
Gross Building Area:	2,000 SF
Rentable Building Area	1,933 SF
:	
No. Stories:	1
Year Built:	1905
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Zoning Description:	c2
APN / Parcel ID:	7-294C-073
Walk Score ®:	40 (Fairly friendly)

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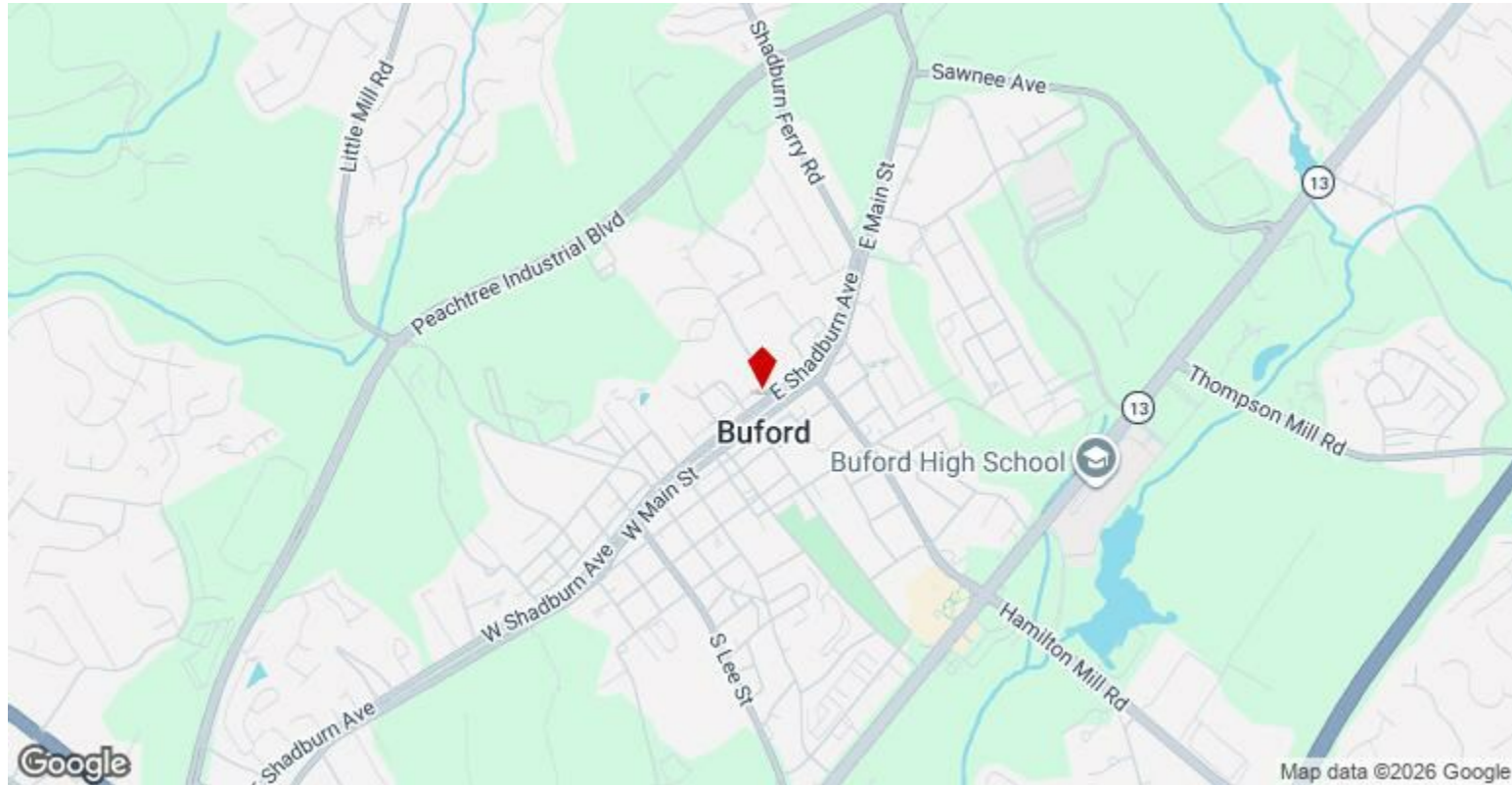
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Plastered Touring LLC	-	

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Location



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Property Photos



152 E Shadburn Ave-001



152 E Shadburn Ave-004

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Property Photos



152 E Shadburn Ave-005



152 E Shadburn Ave-007

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152 E Shadburn Ave-006



152 E Shadburn Ave-009

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152 E Shadburn Ave-011



152 E Shadburn Ave-010

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152 E Shadburn Ave-014



152 E Shadburn Ave-013

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152 E Shadburn Ave-012



152 E Shadburn Ave-017

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152 E Shadburn Ave-016



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152 E Shadburn Ave-023



152 E Shadburn Ave-022

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152 E Shadburn Ave-021



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152 E Shadburn Ave-018



152 E Shadburn Ave-031

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152 E Shadburn Ave-029



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152 E Shadburn Ave-026



152 E Shadburn Ave-024

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152 E Shadburn Ave-037



152 E Shadburn Ave-035

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152 E Shadburn Ave-033



152 E Shadburn Ave-032

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Property Photos



152 E Shadburn Ave-044



152 E Shadburn Ave-043

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Property Photos



152 E Shadburn Ave-041



152 E Shadburn Ave-040

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