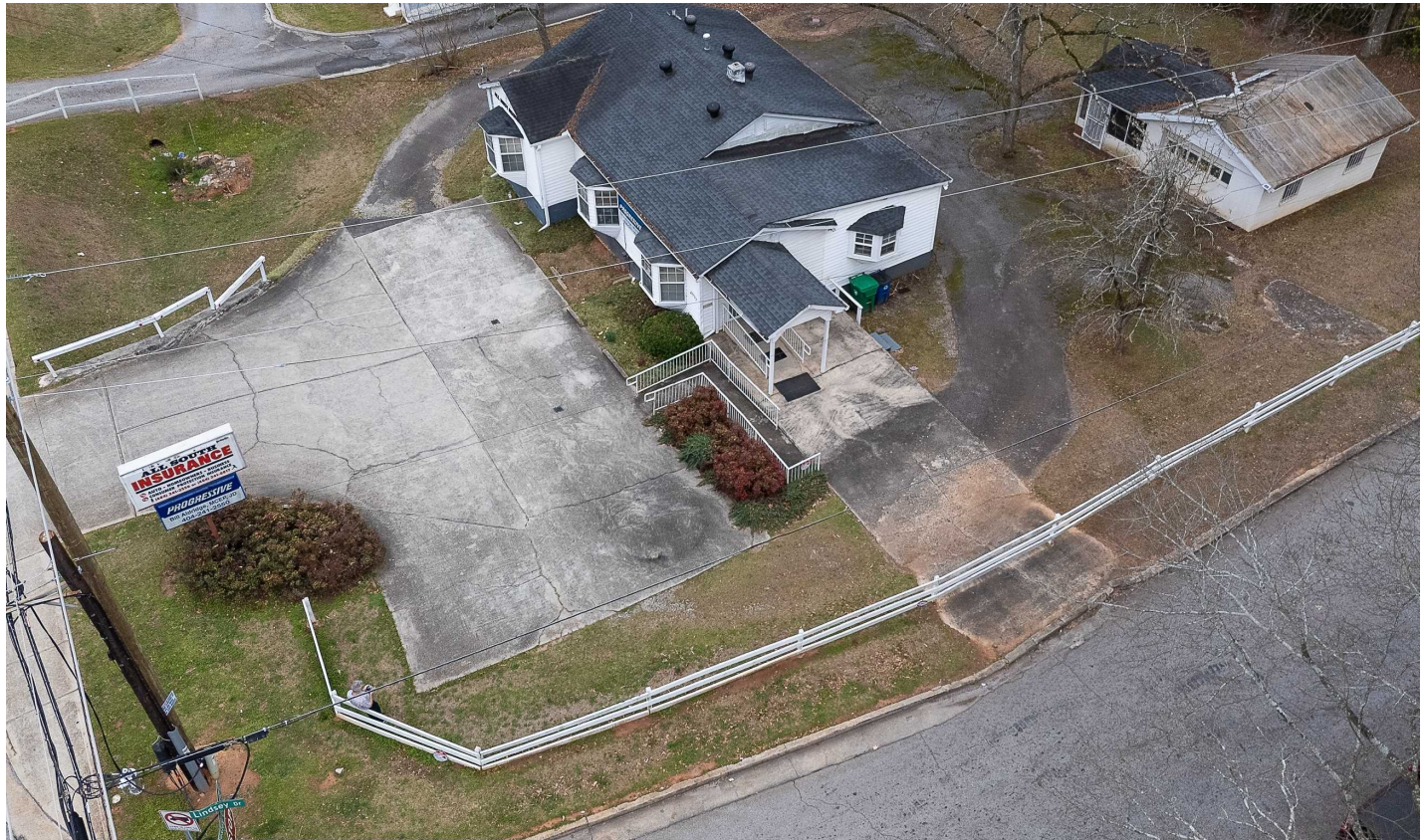


# PROPERTY SUMMARY

2001 Wesley Chapel Road  
2001 Wesley Chapel Road | Decatur, GA 30035



## FOR SALE

Price:	\$329,000
Building SF:	1,048+/-
Price / SF:	\$313.93
Floors:	1
Lot Size:	0.40AC+/-
Signage:	Pylon Sign
Year Built:	1950
Parking:	Concrete Pad with ADA
Zoning:	O/I

## Property Overview

2001 Wesley Chapel Rd presents a rare opportunity to acquire a freestanding professional office building located on a corner lot in the unincorporated DeKalb County. The property sits on approximately 0.40 acres and features excellent street visibility, convenient access, and ample on-site parking.

The building contains approximately 1,048 square feet and offers a functional layout suitable for a variety of professional users. The site also includes a detached garage/storage building that provides additional flexibility for storage, workspace, or future operational needs.

This property is well suited for owner-users seeking a standalone office environment with strong visibility, dedicated parking, and easy access to surrounding residential and commercial neighborhoods.

## Location Overview

The property is located along Wesley Chapel Road in the Decatur area of DeKalb County, a well-established commercial corridor serving the surrounding residential communities. The location provides convenient access to major thoroughfares including I-20, Columbia Drive, and Flat Shoals Parkway, allowing for efficient connectivity throughout the greater Atlanta metropolitan area.

With its proximity to dense residential neighborhoods and established commercial activity, the location is well suited for professional office users seeking a convenient and recognizable presence within the Decatur market.

# PROPERTY PHOTOS

2001 Wesley Chapel Road

2001 Wesley Chapel Road | Decatur, GA 30035



## DISCLAIMER

2001 Wesley Chapel Road  
2001 Wesley Chapel Road | Decatur, GA 30035

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.