

FOR SALE > OFFICE CONDO > GWINNETT COUNTY

PREMIER OFFICE CONDO FOR SALE

2810-D PEACHTREE INDUSTRIAL BLVD., DULUTH, GA 30097



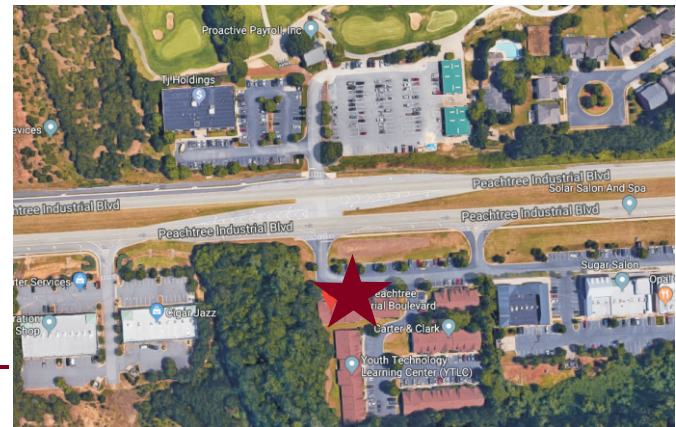
Purchase Price	\$169,900
Price per SF	\$126.41
Appx. SF	1,344

Investment Highlights

- Great Visibility and Frontage on Peachtree Industrial Blvd.
- Excellent Owner/User Office Condo
- Well maintained and convenient office in Duluth, Gwinnett County
- Easy access to I-85, Sugarloaf, Suwanee, and North Gwinnett County
- Spacious floor plan has reception, with 4 offices and conference room, kitchenette, and break room/server room.
- Professional office condo ready for move-in
- 2017 AADT : 34,500 Vehicles per day

Overview

The subject property is a well maintained office condominium of 1,344 SF located in Georgetown Creek Office park. The office park is located in just south of Sugarloaf Parkway on Peachtree Industrial Blvd. The subject property is in close proximity to many upscale, high density residential communities. Easy access to the City of Duluth, Sugarloaf, Duluth Highway, Pleasant Hill Road and North Gwinnett County.



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