

FOR SALE

2001 LAWRENCEVILLE SUWANEЕ ROAD
Suwaneе, Georgia 30024

LAVISTA
ASSOCIATES, INC.

Commercial and Industrial, Realtors®

Phil Ryan

770.729.2843 :: Direct

770.729.2856 :: Fax

pryan@lavista.com

Investment Summary



LENDER-OWNED

Property Summary

Price: \$799,000.00

Multi-Tenant Retail Building

12,444+ SF Total on 1.24 Acres

Zoned C-1 (NBHD)
Gwinnett County

Priced Well Below
Replacement Cost

Built in 2005



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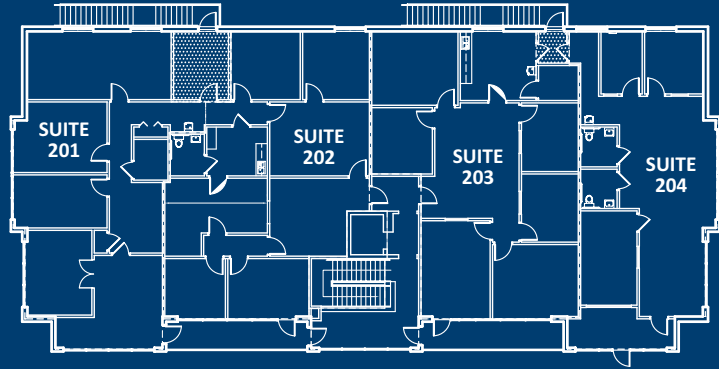
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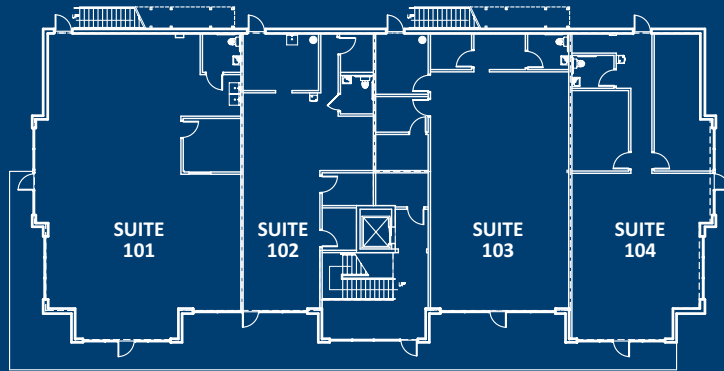
Photographs



Upper Level



Lower Level



Current Suite Configuration

SUITES

101	Minuteman Press	2,049 SF
102	Tsai's Hair Salon	1,144 SF
103	Nail Salon	1,632 SF
104	Metro PCS	1,392 SF
201	Valencia C. Giles	1,648 SF
202	Vacant	1,576 SF
203	Vacant	1,671 SF
204	Kumon	1,332 SF
TOTAL		12,444 SF



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