

Legacy Commons Lot B

4536 Nelson Brogdon Boulevard, Sugar Hill, GA 30518



Presented by
Keller Williams Realty Atlanta Partners



Price: \$150,000

Padded out building lot with all utilities ready to build in established professional park between GA 400 and 9-85. Graded for 4000 sf building. Owner will consider trade. Owner can build to suit.

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- Last lot in Professional park
- All One level buildings
- Great location between Ga-400 & I-85
- All buildings are four sides brick and stone
- Can put a 4000 sf building on lot
- Close to restaurants and shopping

Price: \$150,000
Property Type: Land
Property Sub-type: Office (land)
Property Use Type: Vacant/Owner-User
Zoning Description: Commercial Lot
Features: Electricity/Power, Irrigation, Water, Telephone, Cable



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Notes

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Debt & Equity Information

Debt Type
Loan Amount

Existing
\$0



Photo of one building

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Intended Floor plan

Listing Lot

Lot B

Price	\$150,000
Lot Size	5,663 SF
Price/SF	\$26.49
Lot Type	Office (land)
Commission Split	3%

Padded building lot with all utilities ready to build in established professional park. Owner will consider trade for similar property.

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Location



Location Description

I-85 North to Lawrenceville Suwanee Road exit, Go left to Right on Buford Hwy to Left on Buford Drive to left into Legacy Commons Business park