

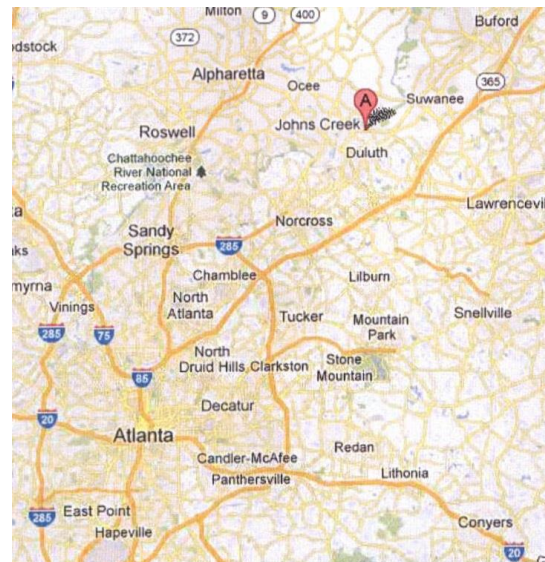
**RETAIL SPACE: 2830 Peachtree Industrial Boulevard
Suite G
Duluth, Georgia 30097**

FOR SALE OR LEASE



Chattahoochee Commons - Suite G

- **\$149,000 For Sale with 80% Owner Financing**
- **\$12.50 Square Foot for Lease, includes CAM and Property Taxes**
- **1,303 Square Feet**
- **Retail Signage Available on Building**
- **Park at Your Door**
- **Located Across from The Hooch Golf Club**
- **Available Immediately**



Dan Decraene

Advance Realty Service, Inc.

770-220-2626

dan1@advance1.com

www.advancerealty.net

Information contained herein has been obtained from the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Inside and Outside Photos

**2830 Peachtree Industrial Boulevard, Suite G
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Executive Summary

**2830 Peachtree Industrial Boulevard, Suite G
Duluth, Georgia 30097**

Sale Terms	\$149,000 for Sale or \$114.00 square foot with 80% Owner Financing at 7% interest only for 2 years
Lease Terms	3 year lease
Number of Floors	1
Available Space	1,303 s.f. on main floor
Lease Price	\$12.50 s.f. which includes Landlord paying CAM and Property Taxes.
Build-out	Minimal
Building Age	Built in 2005

Building Expenses

Property Taxes	\$2,000
Condominium Fees	<u>\$3,416</u>
Annual Expenses	\$5,416

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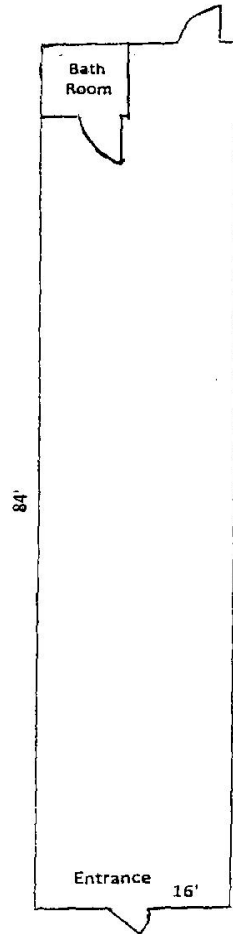
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Floor Plan

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1,303 Square Feet

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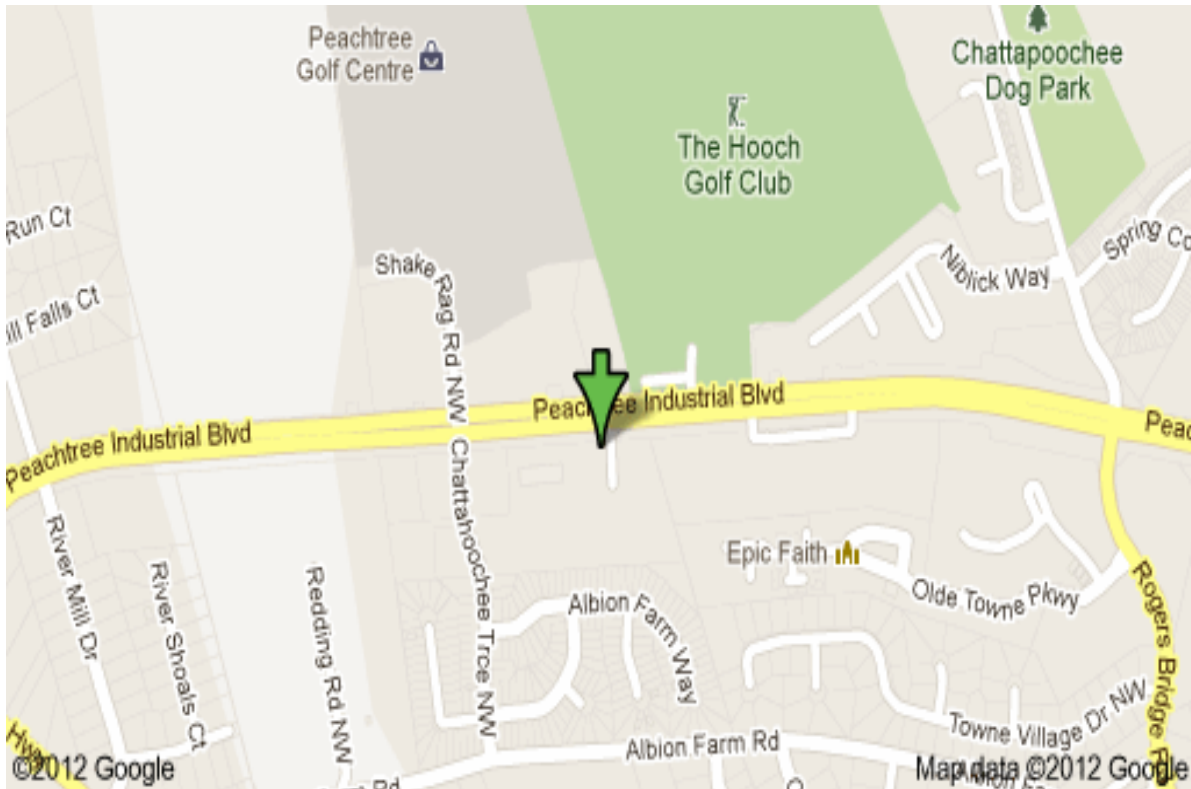
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Location

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