

Property Type: Office Condominium 3301 North Berkeley Lake Road, Duluth GA 30096

FOR SALE



Berkeley Lake Village-Building 3301

- **Bank Foreclosure**
- **Divides easily into 4 Suites**
- **6,000 s.f. Building**
- **Perfect for an owner user**
- **Park at Your Front Door**
- **Available for Immediate Occupancy**
- **Located at Peachtree Industrial Boulevard and North Berkeley Lake Road**



Dan Decraene

Advance Realty Service, Inc.

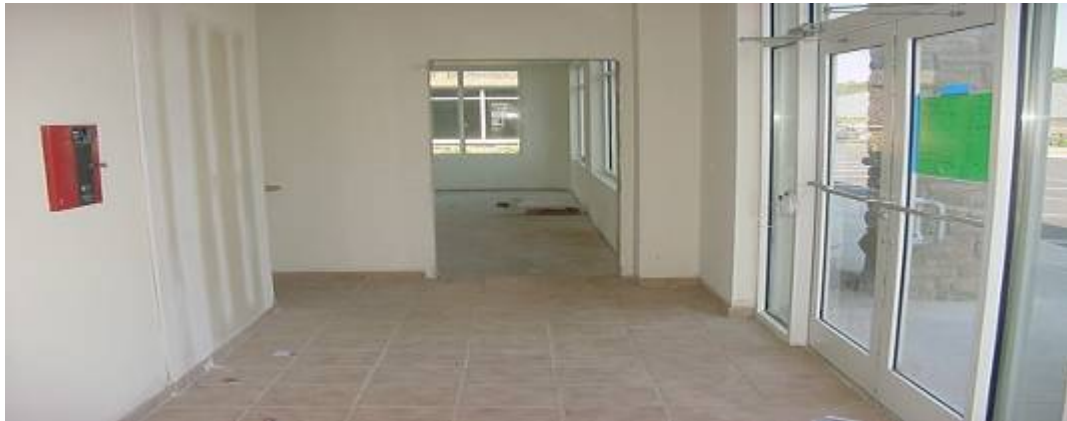
770-220-2626

dan1@advance1.com

www.advancerealty.net

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INSIDE AND OUTSIDE PHOTOS
3301 North Berkeley Lake Road
Duluth, GA 30096



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.

EXECUTIVE SUMMARY
3301 North Berkeley Lake Road
Duluth, GA 30096

FOR SALE

Size	6,000 total s.f on two floors – 3,000 s.f. per floor
Asking Price	\$579,000 or \$96.50 s.f.
Age	Built in 2007
Zoning	Property is zoned O&I in the City of Berkeley Lake
Utilities	All utilities are available to the site
Parking Ratio	4 spaces per 1,000 s.f.
County	Gwinnett County

Building Expenses

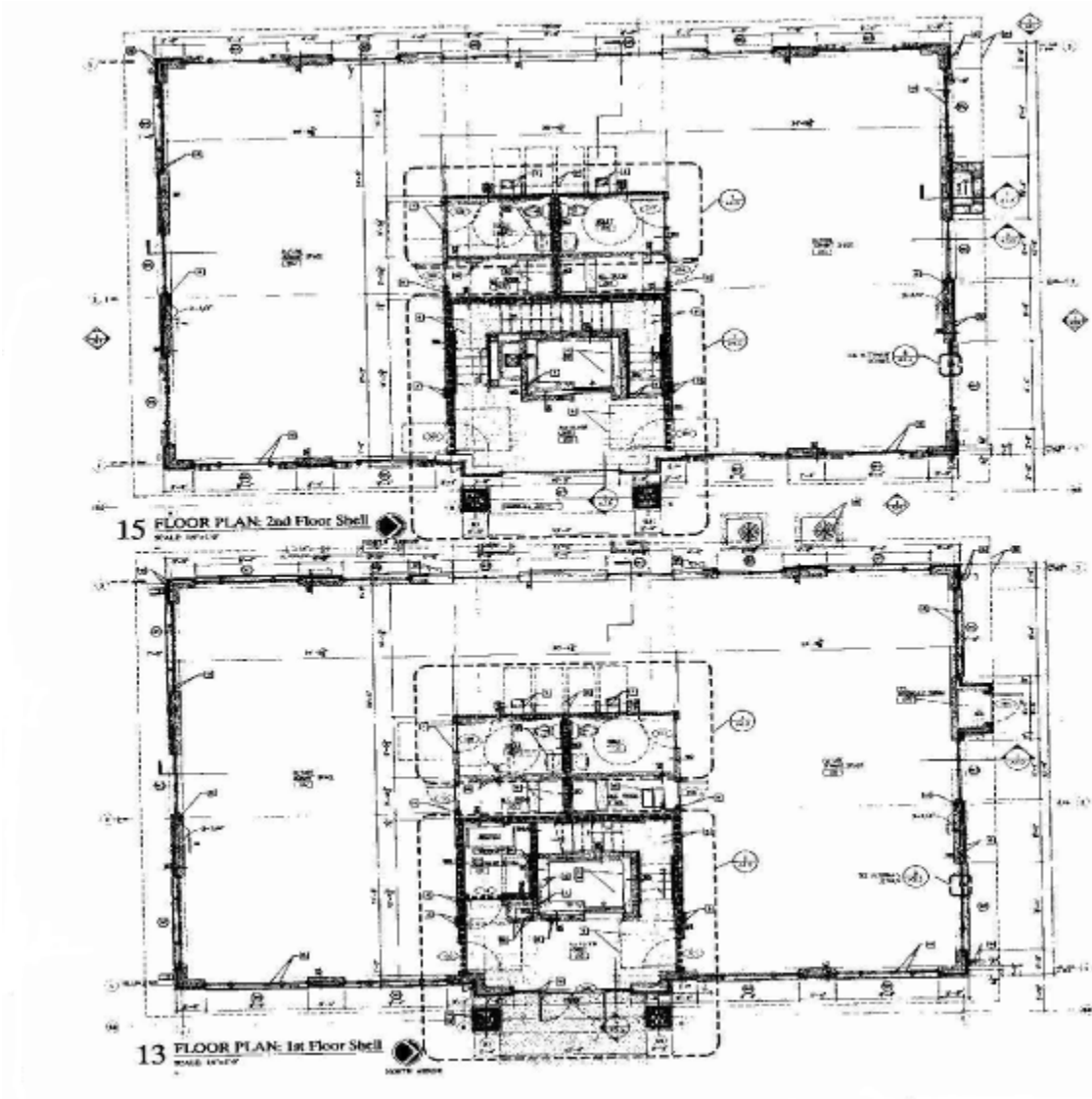
Utilities – electric & gas	\$1.75 s.f
Condominium Fees- water, sewer, irrigation, landscaping, and garbage	\$0.78 s.f
Property Taxes	\$2.05 s.f
Insurance	\$0.30 s.f
Total Expenses	\$4.88 s.f

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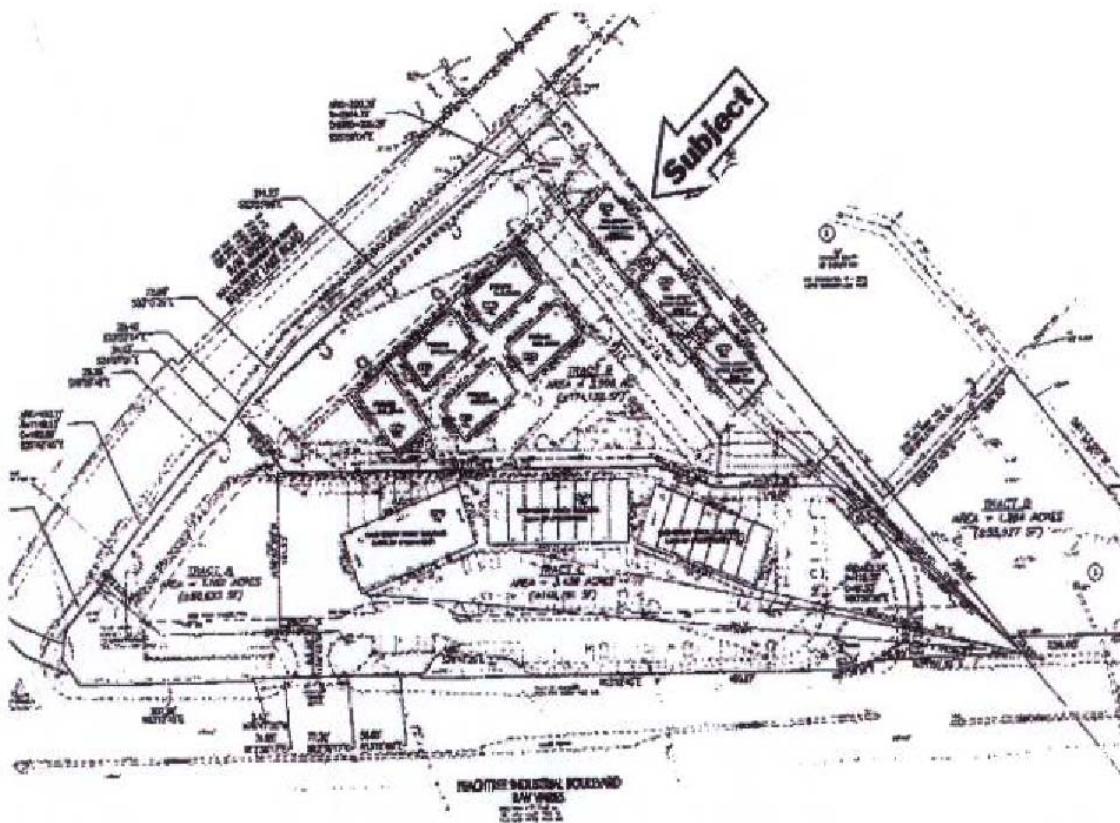
FLOOR PLAN
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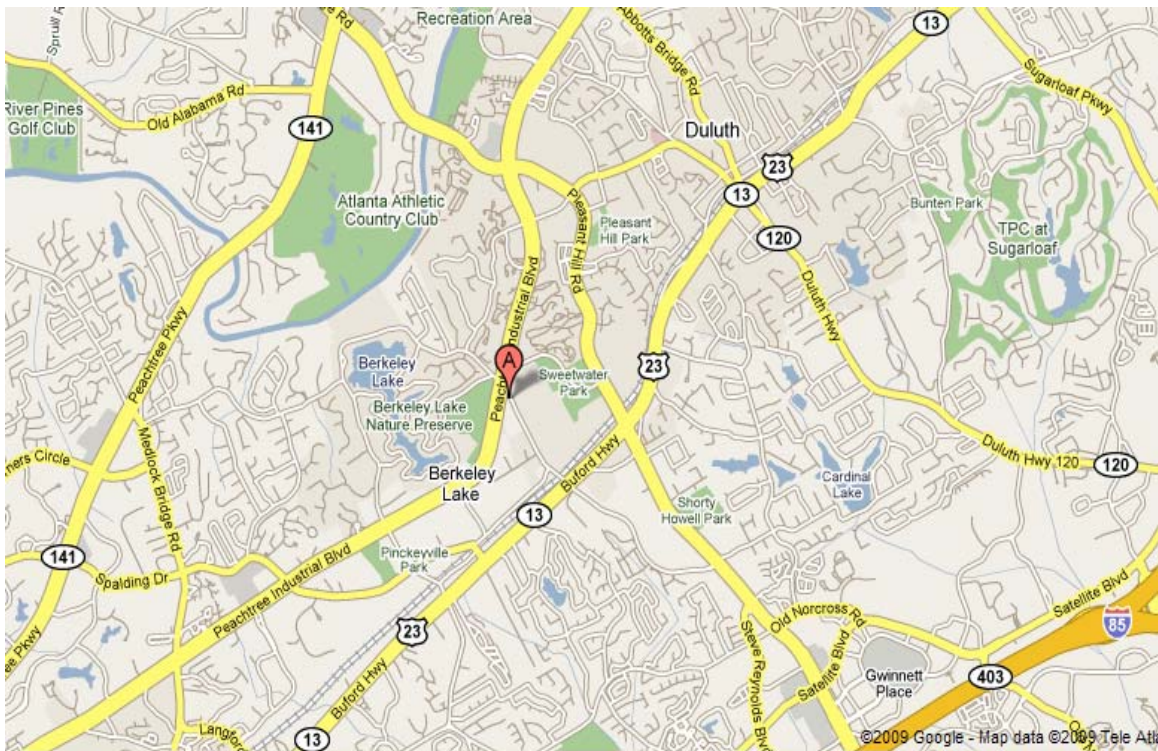
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TAX PLAT
3301 North Berkeley Lake Road
Duluth, GA 30096



LOCATION

***3301 North Berkeley Lake Road
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