

# BANK OWNED

## Office/Flex Building For Sale



415 Brogdon Road, Suwanee, Georgia 30024

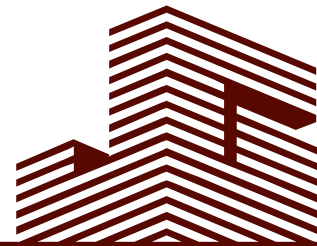
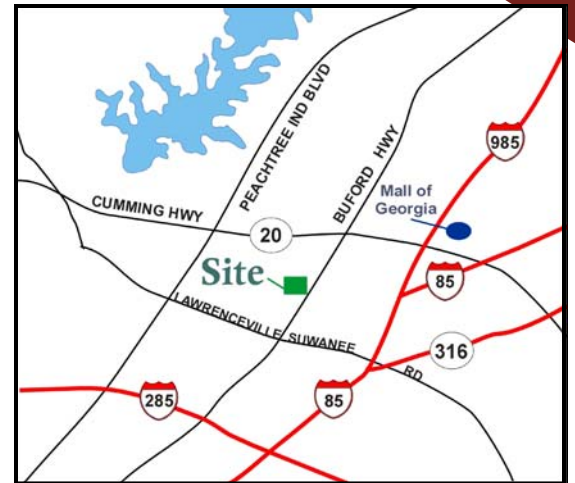
### PRICE REDUCTION - REDEVELOPMENT OPPORTUNITY

- 27,056 SF on 3.26 Acres
- Pre-Engineered Building Foot Print: 100' x 210'
- Zoned HM-1 (Light Industrial)
- 18,150 SF Former Design Center Space and 8,900 SF Upper and Lower-Level Office Space
- Redevelop to Office/Flex or Other Use by Re-Configuration and Adding Grade Level Doors
- Large Gym Area with Restrooms/Shower
- Built in 2005
- 2009 Taxes \$46,547

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