

The Tierney Building

385 Killian Hill Rd NW, Lilburn, GA 30047



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Property Details

An excellent investment opportunity for owner occupant or investor(s) in the City of Lilburn, Georgia. The freestanding Office Building is 4 sides brick, solid high quality steel construction and has new roof with 15 years warranty. The two story multi-tenant building has 7.47 Cap Rate and 82% leased with long term tenants. All 4 Suites in the building have ground level access. Suite-A, -C and -D are already leased and Suite-B is move-in ready with a potential for much higher cash flow. The Building is ideal for Law, Accounting, Medical, or Dental Office and Data Mining or Data Storage Center. It is located next to AT&T Fiber Optics CO with plenty of on-site parking and highly convenient to I-85, I-285 and Rte-29 (Lawrenceville Hwy). Seller's financing is available. Contact agent for more details.

Price: \$695,000

- 7.47% CAP RATE
- Leased with long term tenants
- Value Added - Below Market Rate
- Next to Lilburn City Center

View the full listing here: <https://www.loopnet.com/Listing/385-Killian-Hill-Rd-NW-Lilburn-GA/11447922/>

Price:	\$695,000
Property Type:	Office
Property Sub-type:	Telecom Hotel/Data Hosting
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	7.47%
Lot Size:	0.77 AC
Rentable Building Area	12,866 SF
:	
Rentable Building Area	10,500 SF
:	
No. Stories:	2
Year Built:	1987
Tenancy:	Multiple
Parking Ratio:	4/1,000 SF
Zoning Description:	C2
APN / Parcel ID:	R6148-050

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Associated Protective Systems	5,250	December 2020
Iglesia De Gwinnett	2,000	May 2021
Southern Imaging Systems	1,250	

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Location



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Property Photos



Primary Photo



Exterior View

The Tierney Building

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Property Photos



Exterior View



Main Entrance

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Property Photos



Suite-A



Suite-A

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Suite-A



Suite-A

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Suite-A



Suite-B

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Suite-B



Suite-B

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Suite-B



Suite-B

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Suite-C



Suite-C

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Suite-C



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Suite-C



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Suite-C



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Suite-D



Suite-D

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Suite-D



Suite-D

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Suite-D



Exterior View

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Additional Parking Lots



Additional Parking Lots

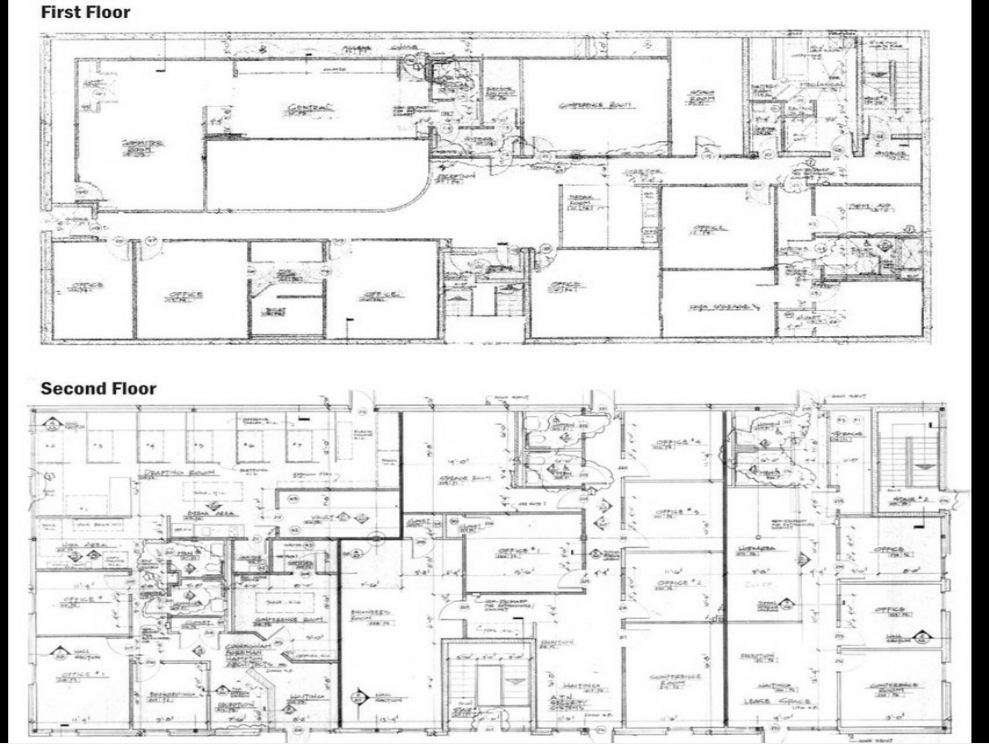
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Property Photos



Side Entrance



FloorPlan

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Property Photos



Lawrenceville/Lilburn Office Submarket

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