



# CANDLER

## REAL ESTATE

6080 Lanier Islands Pkwy | Buford, GA 30518  
Prime Real Estate Investment For Sale

LES JOHNSON

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Local Understanding  
+ **Industry Expertise**

# Prime Real Estate Investment Opportunity

6080 Lanier Islands Pkwy, Buford, GA 30518



VIDEO

## Property Description

Prime Real Estate Investment For Sale just minutes from Lake Lanier in Hall County. Property will be sold with a triple net lease in place with four years remaining on the current lease.

## Offering Summary

|                      |             |
|----------------------|-------------|
| Sale Price:          | \$4,000,000 |
| Lot Size:            | 5 Acres     |
| Total Building Size: | 23,600 SF   |

## Property Highlights

- Two buildings available totaling 23,600 SF (renovated in 2020)
- Front Building: 7,200 SF with showroom and offices
- Back Building: 16,400 SF with 9 dock doors and office space
- 5+/- acres
- 500' of frontage on Lanier Islands Parkway
- Easy ingress/egress with two 30' wide entrances on Lanier Islands Parkway
- Fenced lot with 5+/- acres mostly paved parking for display and storage
- 3-phase power in both buildings/underground utilities
- 3+/- miles to Exit 8 off I-985
- 1 mile from entrance to Lake Lanier Islands

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## Front Building Features

7,200 +/- SF

Showroom and Offices

2,400 +/- SF Mezzanine overlooking showroom

Great road visibility and frontage

### 1st Floor Features:

Sales Office with showroom and reception area

Large showroom with 16' - 22' ceiling height

2 restrooms on showroom floor

Employee lounge with storage room

Two drive-in doors (10' and 16')

### 2nd Floor Features:

4 offices/meeting rooms overlooking showroom with privacy glass

2 restrooms

Mechanical/computer room

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## Back Building Features

16,400 +/- SF

3-phase electric

Sales area/showroom/offices with parts department

Mezzanine/service employee restroom/locker room

9 bay doors (14' to 18' high)

Service bays 60' deep with industrial exhaust fans

Asphalt area in front of service bays (240' x 75') providing ability to service large equipment and deliveries with adjacent gravel storage area

2 bridge cranes in service area bays

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