



METRO BROKERS



Snellville / 2,500 \pm SF Office Condominium

PREPARED BY:

Coldwell Banker Commercial
METRO BROKERS

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5775 Glenridge Drive Bldg. D
Second Floor
Atlanta, GA 30328

FOR SALE

2326 Wisteria Drive, Suite #220
Snellville, GA 30078

CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.

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EXECUTIVE SUMMARY

THE PROPERTY

2326 Wisteria Drive, #220
Snellville, GA 30078

PROPERTY SPECIFICATIONS

Property Type:	Office Condominium
Class:	A
Unit Size:	2,500 ± SF
Location of floor:	Second floor
Year Built:	2000

PRICE

Offering Price	\$160,000 USD
Price per SF	\$64 per SF

INVESTMENT HIGHLIGHTS

- Offered at \$160,000
- 2,500 ± SF
- Second-floor unit
- One (1) wait/reception area
- Five (5) individual offices
- Approx. 1/3 of the office unit is an open configuration – the open space can easily accommodate three additional separate offices or can be used in the current open format as an extra-large conference room or “open” work area
- Two (2) separate restrooms
- One (1) break room
- Please refer to the approximate depiction of the layout on Pg. #8 (floor plan)
- Immaculate exterior/interior
- Park at front
- Efficient layout
- Professionally managed office complex
- Suitable for various professional service firms
- Approx. 240 ± ft from Snellville Police Department
- 0.3 ± mile from Snellville City Hall



TAXES / OFFICE PARK ASSOCIATION FEES

- Annual Gwinnett County/Snellville City Tax: \$4,520.57 per year
- Office Park Association Fee: \$435 per month

LOCATION HIGHLIGHTS

- Close to the intersection of Highway 78 and Scenic Hwy (near the Snellville City Hall and Police Department)
- Easy accessibility to Hwy 78 / 0.3 ± mile away
- 0.3 ± mile to Scenic Hwy (124)
- Convenient access to major corridors in the area including Hwy 78, Scenic Hwy, Henry Clower Blvd, Lenora Church Road, etc.

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PROPERTY PHOTOS



Snellville / 2,500 ± SF Office Condominium



Snellville / 2,500 ± SF Office Condominium

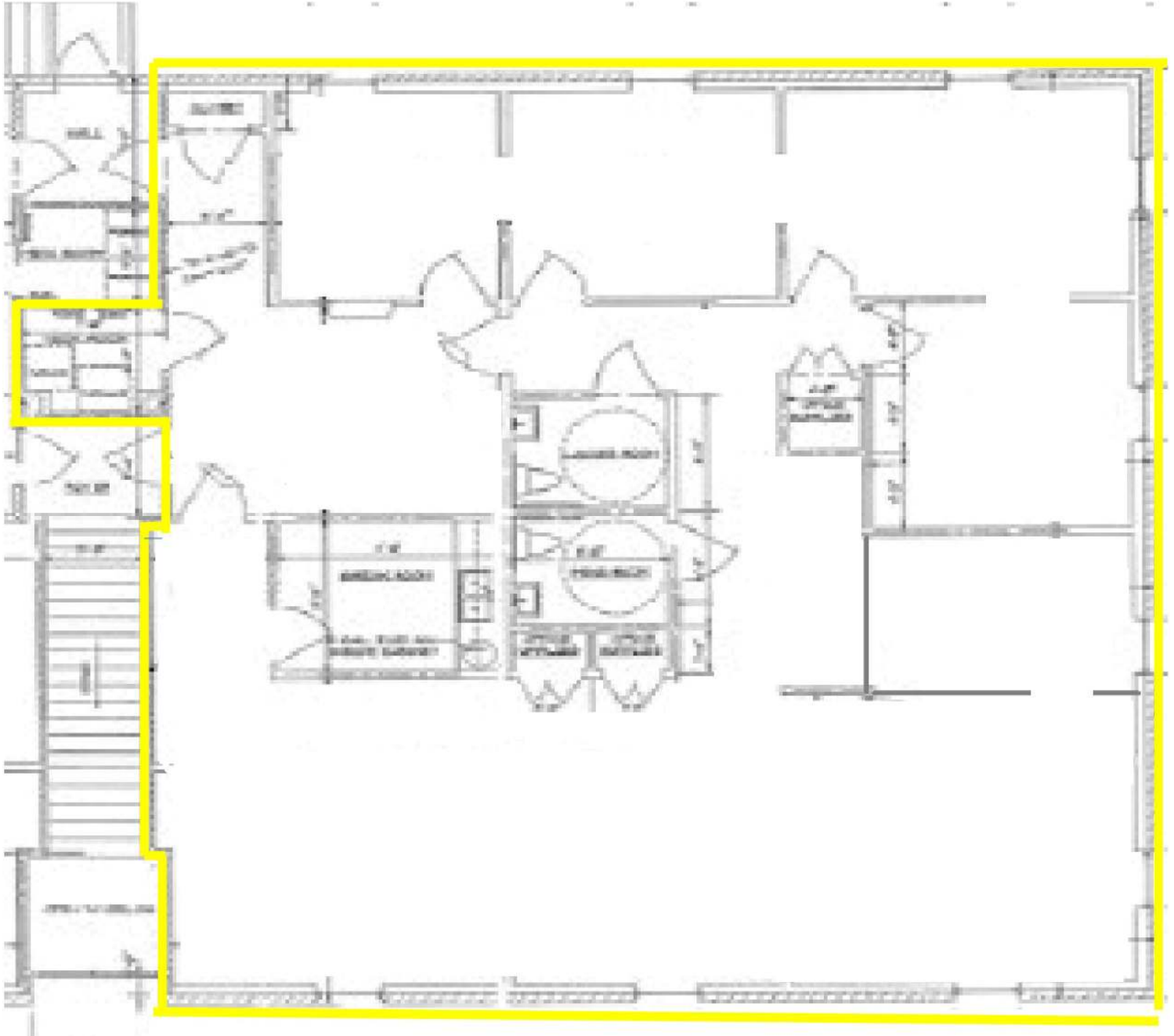


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FLOOR PLAN



The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein.

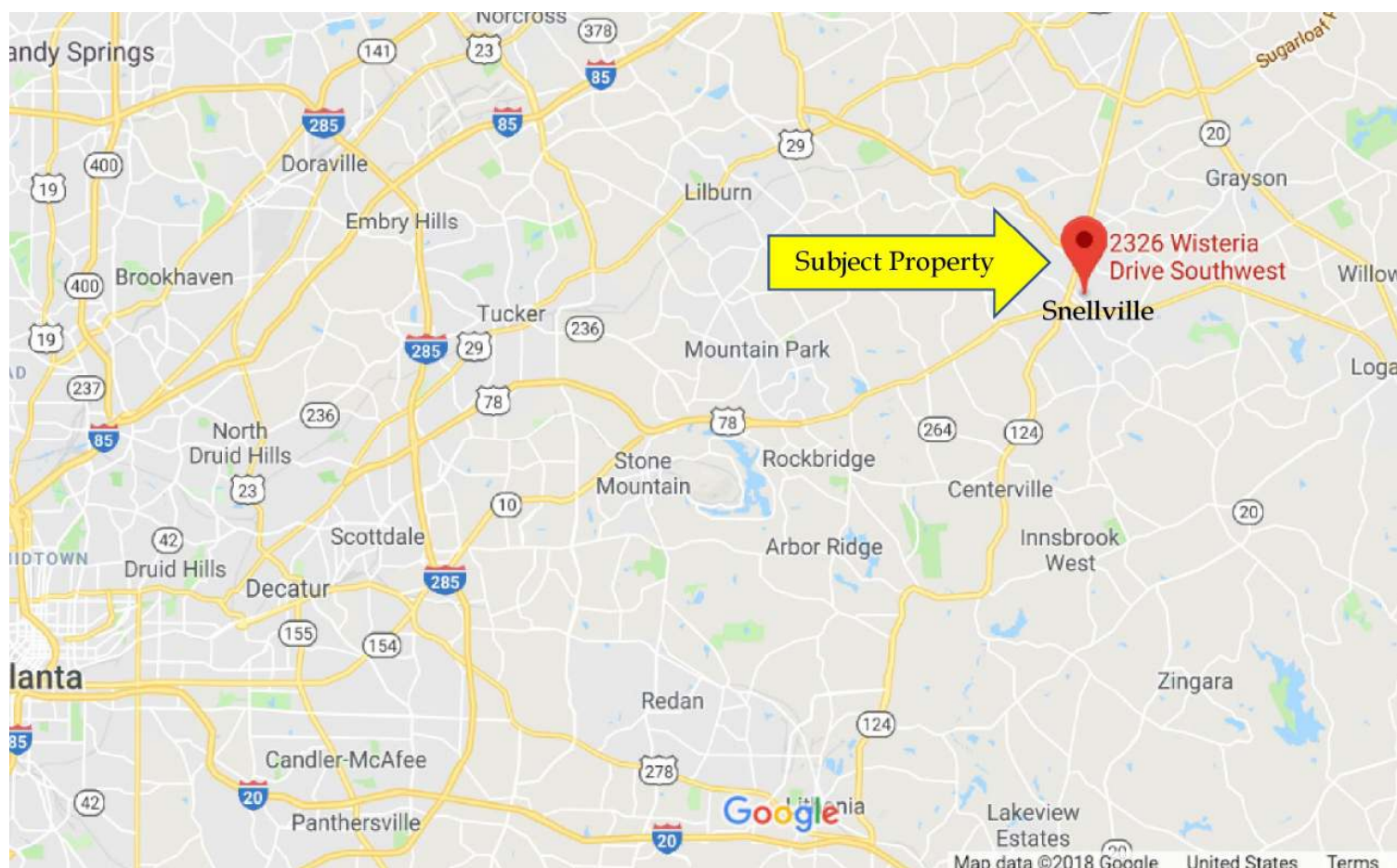
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MAPS & AERIALS



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CONTACT INFORMATION

For more information, please contact:

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