



Office Building » For Sale

Winder Office Investment Sale

22 LEE STREET, WINDER, GA 30680

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200

Gainesville, GA 30501

O: 770.532.9911

RUSSELL DYE

Associate Broker

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OTIS RYLEE

Sales Associate

770.532.9911

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Executive Summary

WINDER OFFICE INVESTMENT SALE
22 Lee Street, Winder, GA 30680



OFFERING SUMMARY

Sale Price:	\$585,000
Price / SF:	\$94.95
Lot Size:	0.82 Acres
Year Built:	1998
Building Size:	6,161 SF
Zoning:	2
Market:	Northeast

PROPERTY HIGHLIGHTS

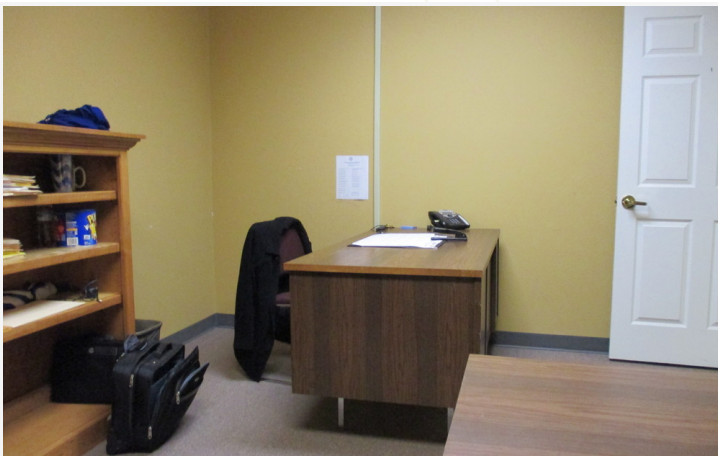
- 100% Occupied by Department of Corrections
- 0.82 Acre site
- Commercial zoning
- Located near established office/medical users in downtown Winder
- Available individually or as a portfolio of 12 government-leased offices
- DO NOT APPROACH OR DISTURB TENANTS

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Russell Dye / Associate Broker / 770.532.9911 / russell@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

Additional Photos

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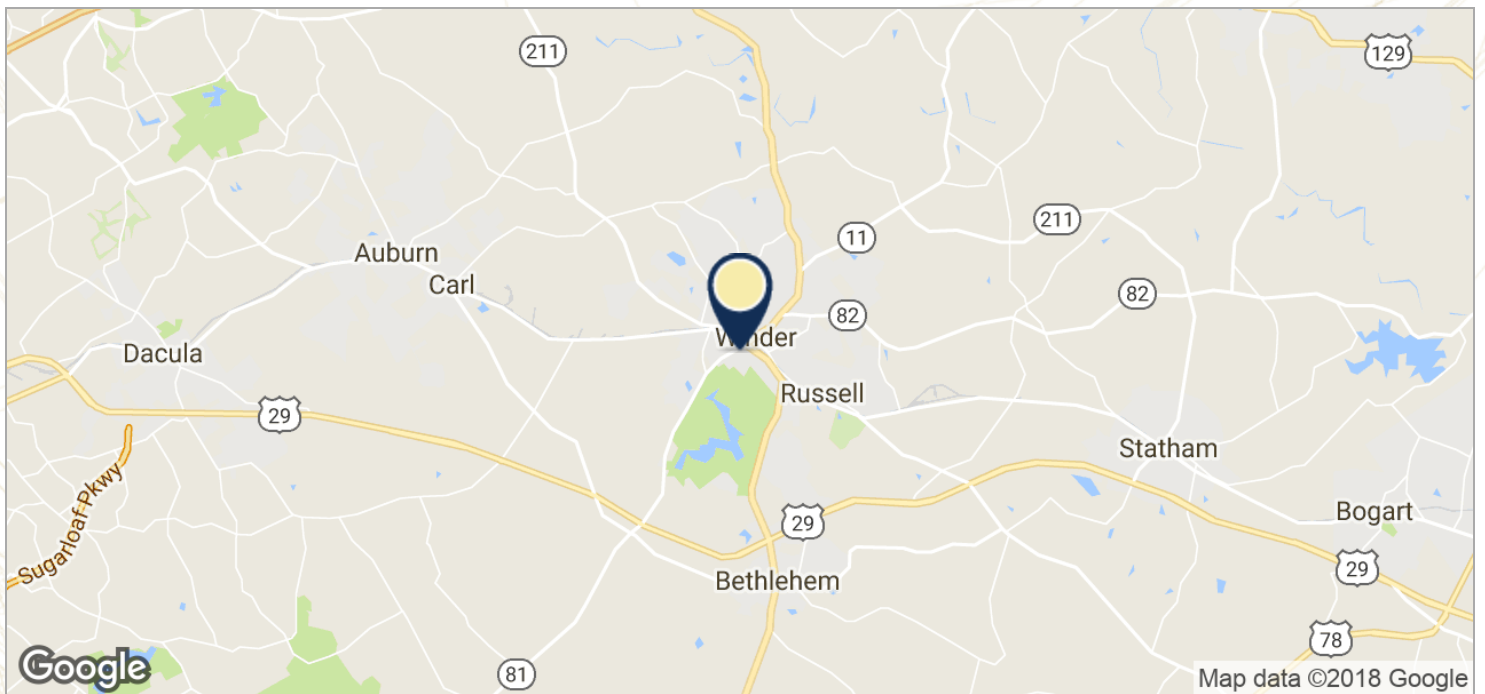
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THE
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Location Maps

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Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.

