

FOR SALE

Office Investment

**456 Athens Street
Jefferson, GA 30549**



Office Building Available

**Marketed By:
Otis Rylee
Associate**

**Russell Dye
Associate Broker**

**O:770.532.9911
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www.simpsoncompany.com

— THE —
SIMPSON
— COMPANY —
REAL ESTATE

PROPERTY INFORMATION

Office Investment Jefferson, GA



**456 Athens Street
Jefferson, GA 30549**

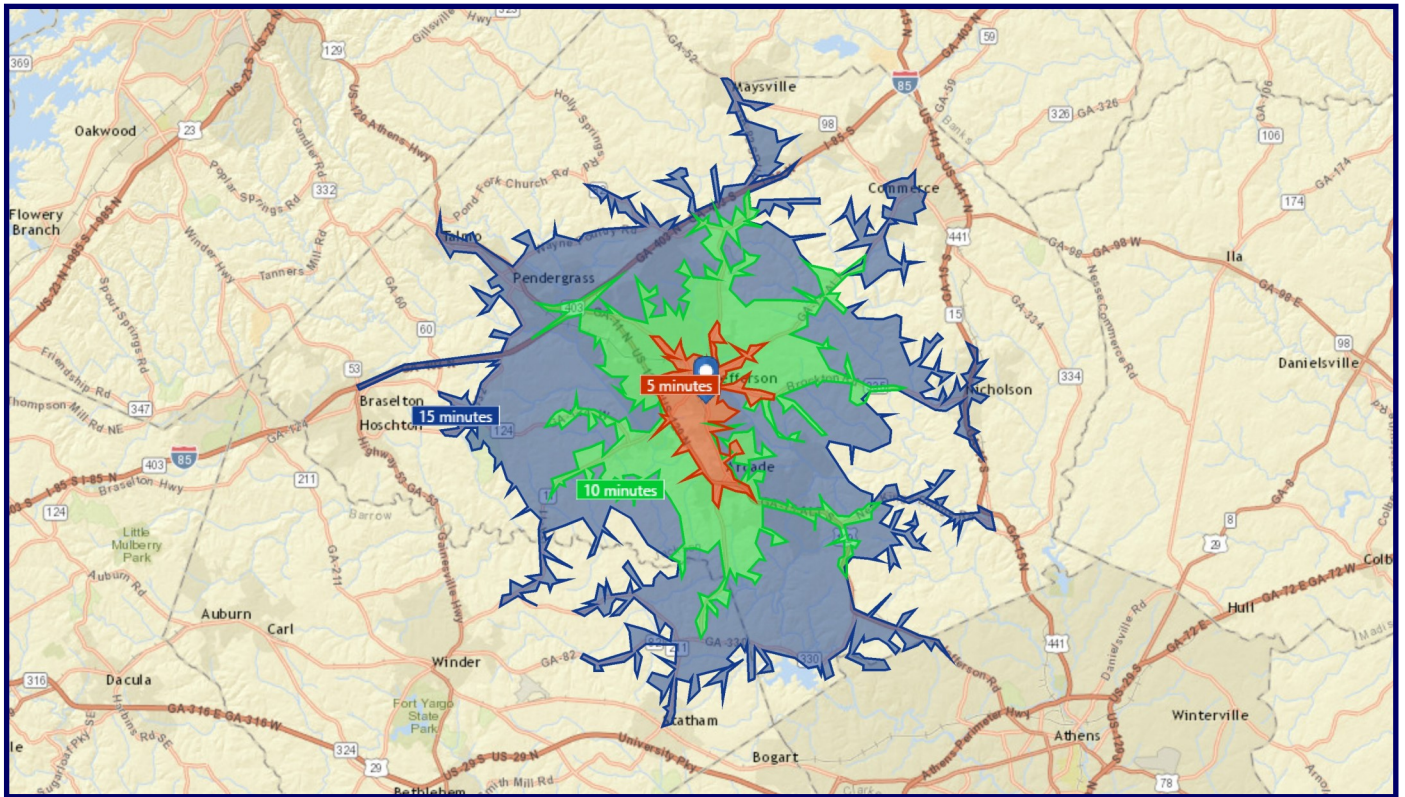
Property Highlights:

- **Brick office building for sale**
- **100% Occupied by Jackson County DFCS**
- **1.39+/- Acre site**
- **Commercial zoning**
- **Located near established office/medical users in downtown Jefferson**
- **Available individually or as a portfolio of 12 government-leased offices**
- **DO NOT APPROACH OR DISTURB TENANTS**

Asking Price: \$750,000

DRIVE TIME MAP (5,10,15min)

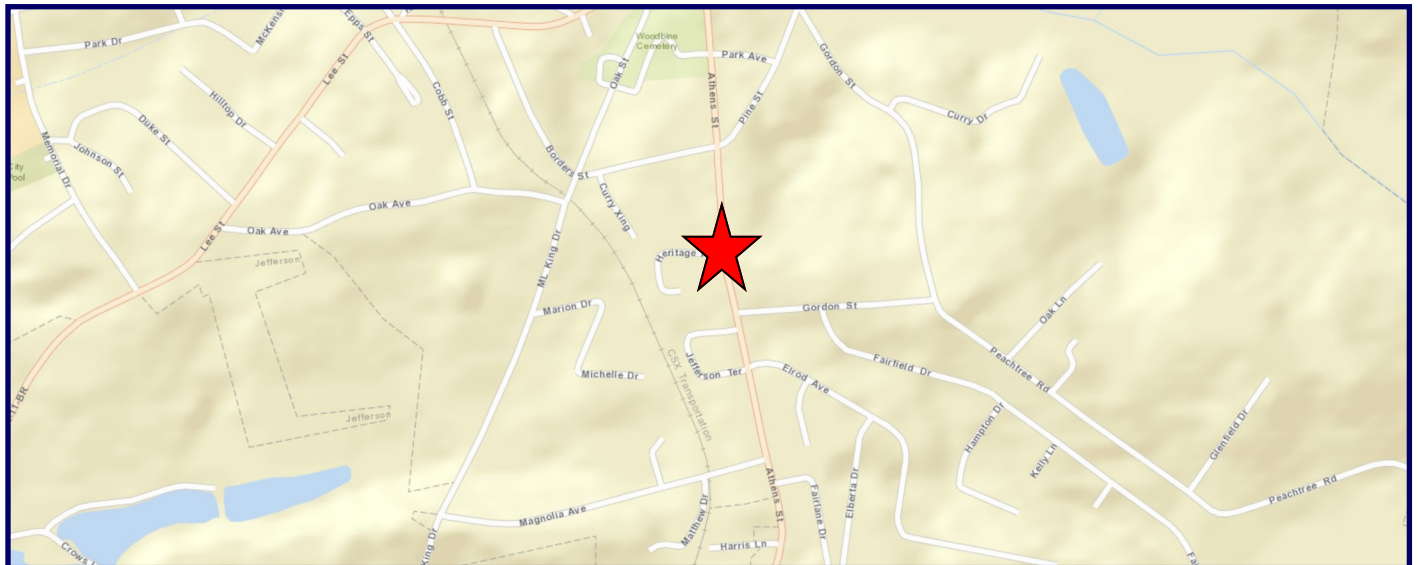
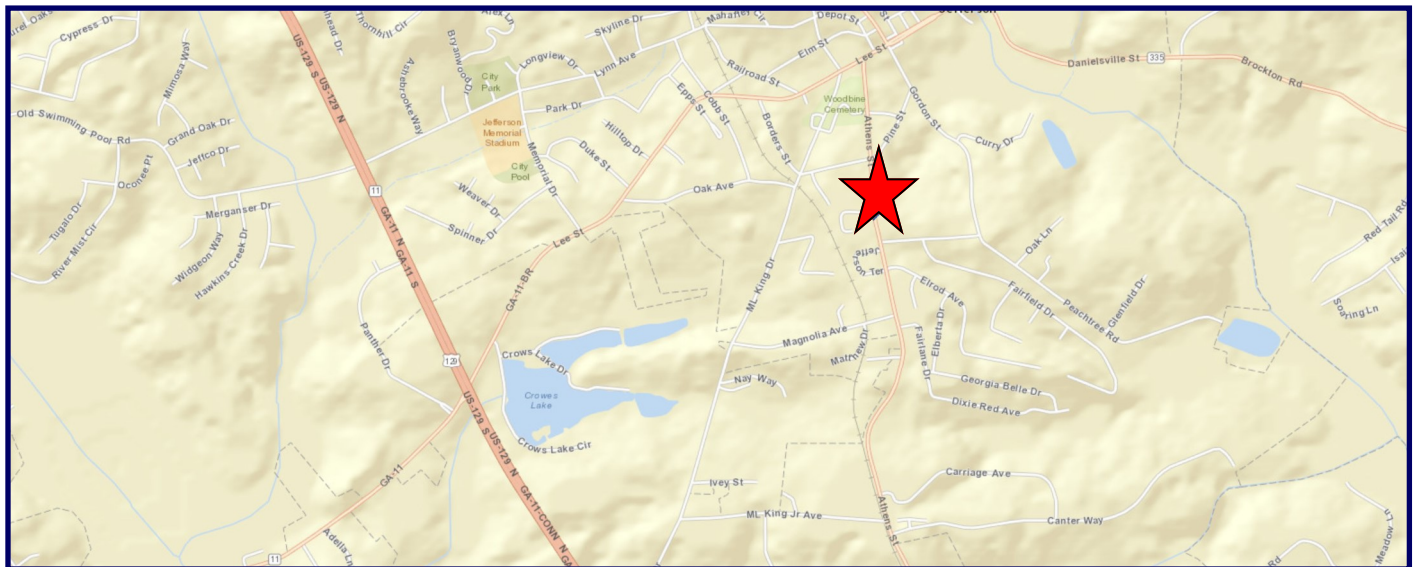
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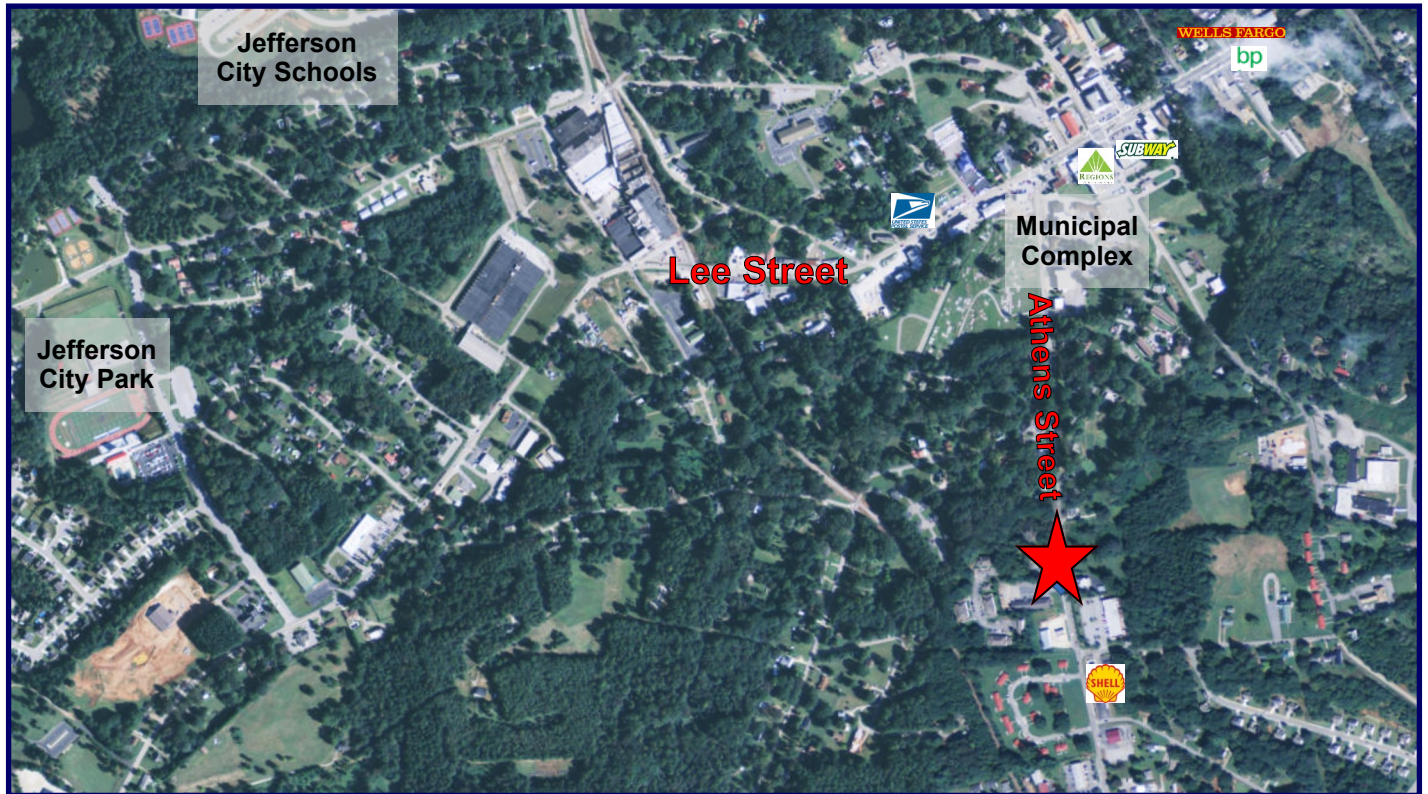
LOCATION MAP

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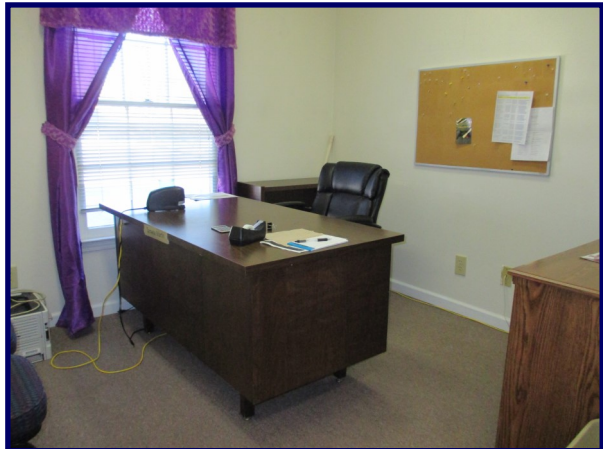
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SITE PHOTOS

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BROKER PROFILE

THE SIMPSON COMPANY REAL ESTATE

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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.

