



Office Building » For Sale

## 8,750+/- Sq.Ft. Office Space For Sale

16 LEE STREET, WINDER, GA 30680

**THE SIMPSON COMPANY OF GEORGIA, INC.**  
425 Spring Street, Suite 200  
Gainesville, GA 30501  
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# Executive Summary

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## OFFERING SUMMARY

Sale Price:	\$740,000
Lot Size:	0.87 Acres
Year Built:	1986
Building Size:	8,750 SF
Price / SF:	\$84.57

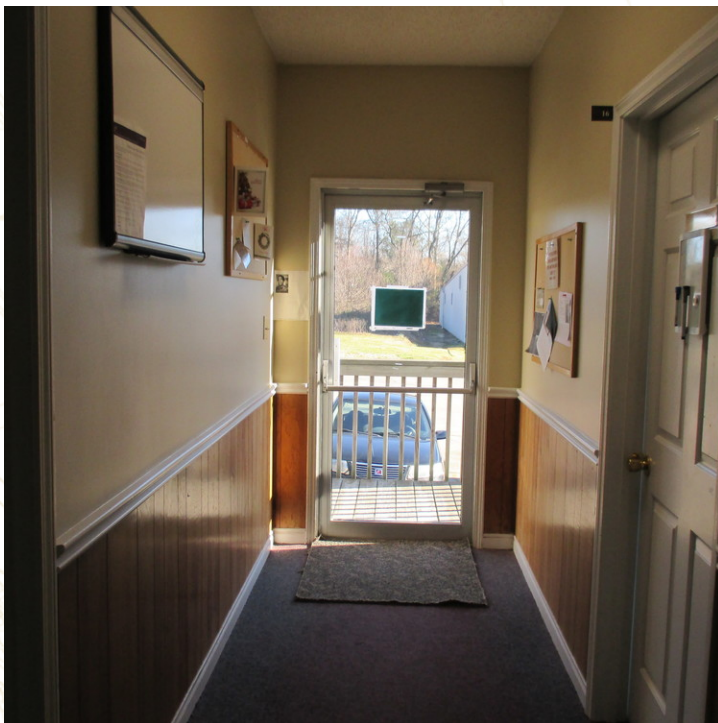
## PROPERTY HIGHLIGHTS

- Free standing office building
- 32 offices, break room, reception and waiting room
- Perfect for an accountant, law firm or medical practice
- 0.87 acre site
- Ample parking
- Located near established office/medical users in downtown Winder



# Additional Photos

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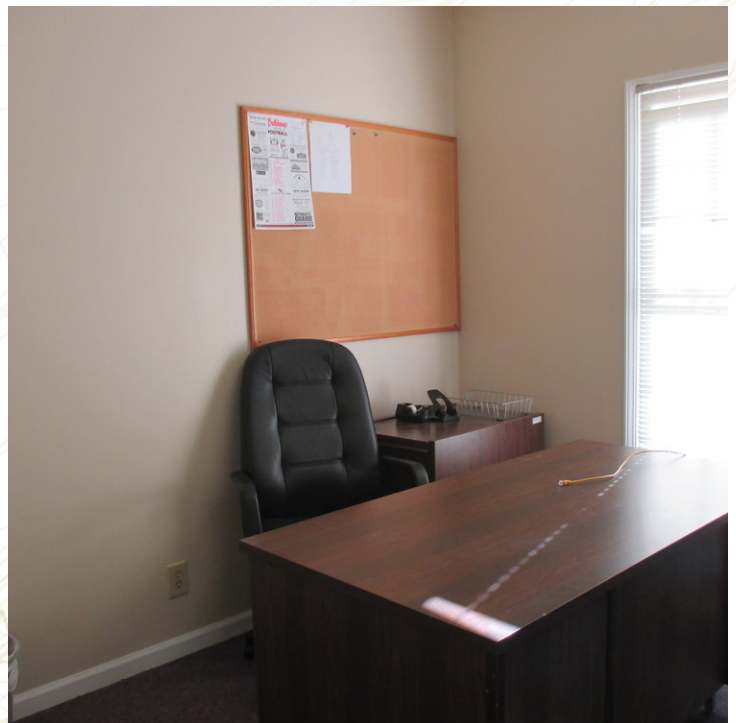
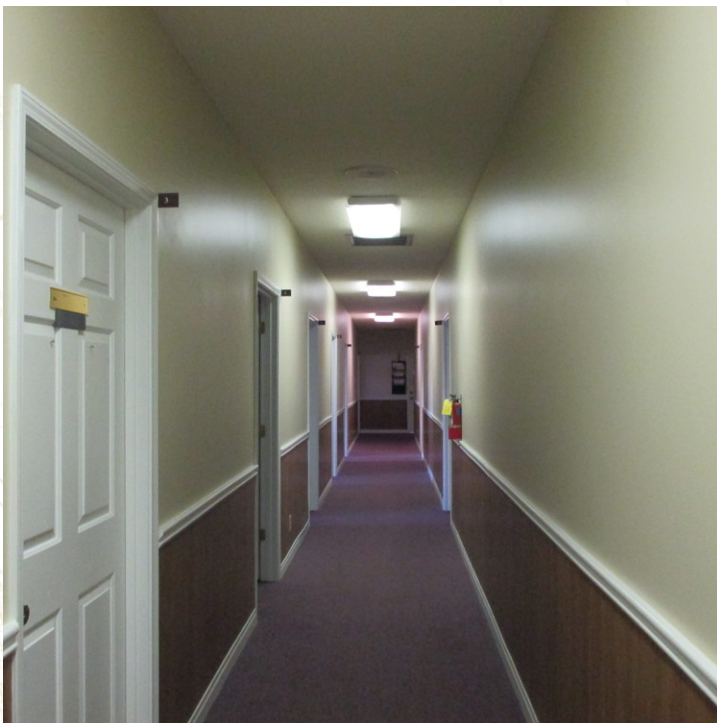
All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

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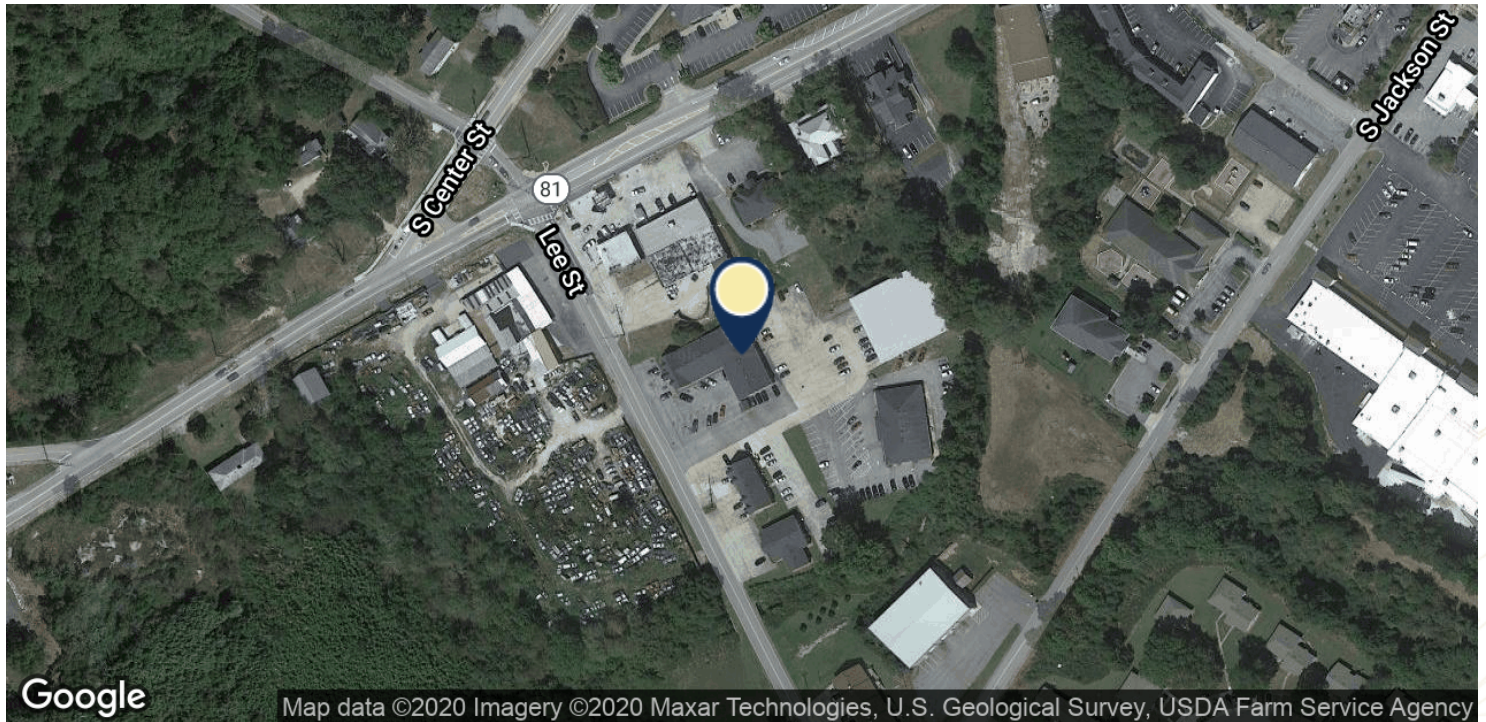
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# Location Maps

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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.

