



Classic Imports

665 Grayson Hwy, Lawrenceville, GA 30046



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Classic Imports

\$950,000

Great redevelopment opportunity available on busy Grayson Highway. 3 bay mechanics garage sitting on +/- 1 acres of land, currently occupied. The city of Lawrenceville is will not issue new permits for auto repair and car sales at this location. Several attempts have been made and it is a no every time. Zoned BG - This district is intended to provide for a wide range of retail and service establishments.

*Present usage is automotive repair

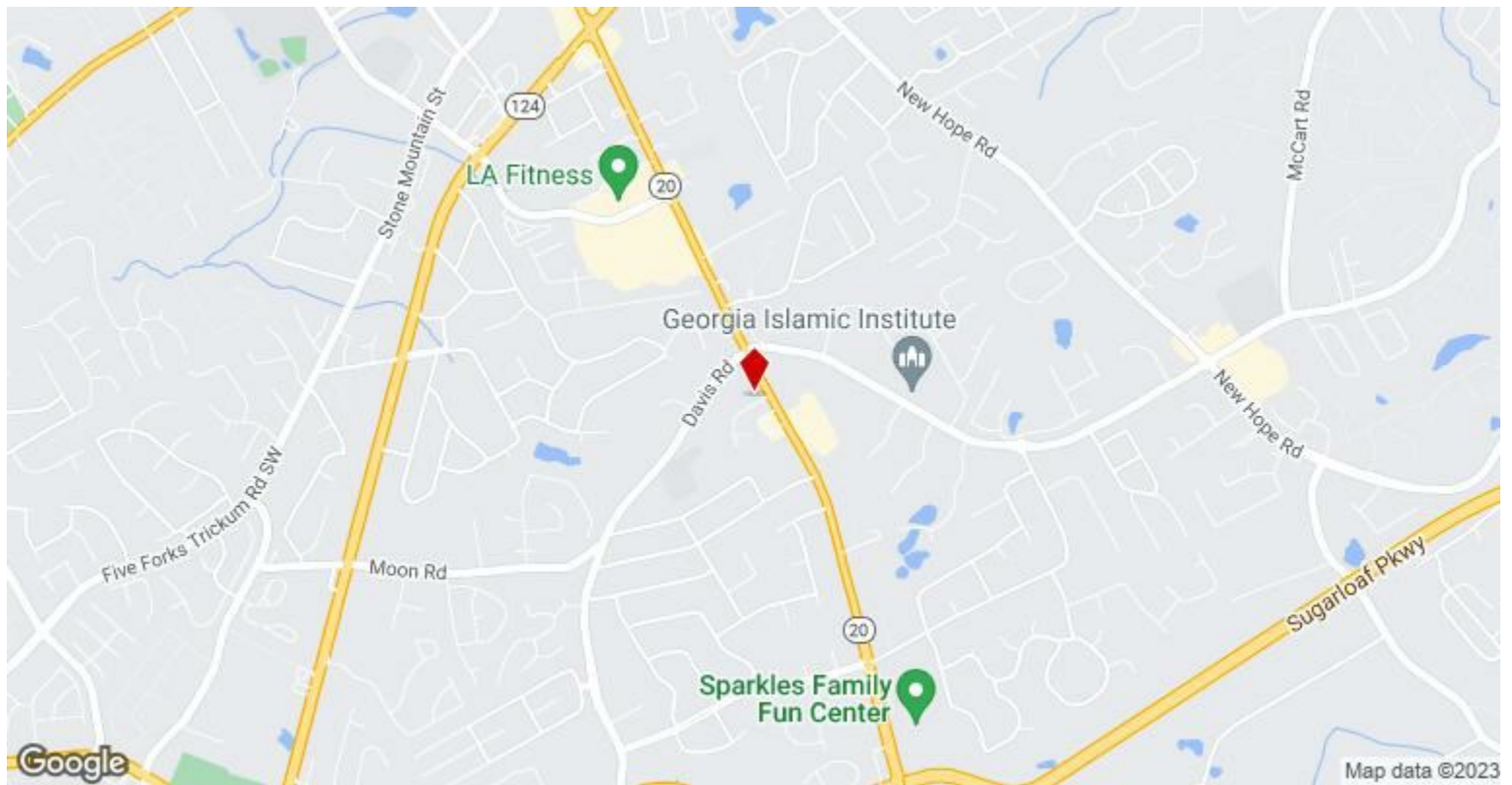
* Sewer lines runs across the back of property

A few permitted options: Convenience Store with or without fuel pump, Contractors office Building Construction,Consignment Shop Clothing, Clothing Apparel and shoe Stores, Carpet & /upholstery Cleaning Service, Hardware store, Food Store, Speciality, Spa or fitness center, Emission inspection Station, Driving School, Restaurant, Automobile rental, and there are many more on the zoning list. Self storage is permitted with a special use permit....

- Heavy Traffic
- Redevelopment opportunity
- Great visibility

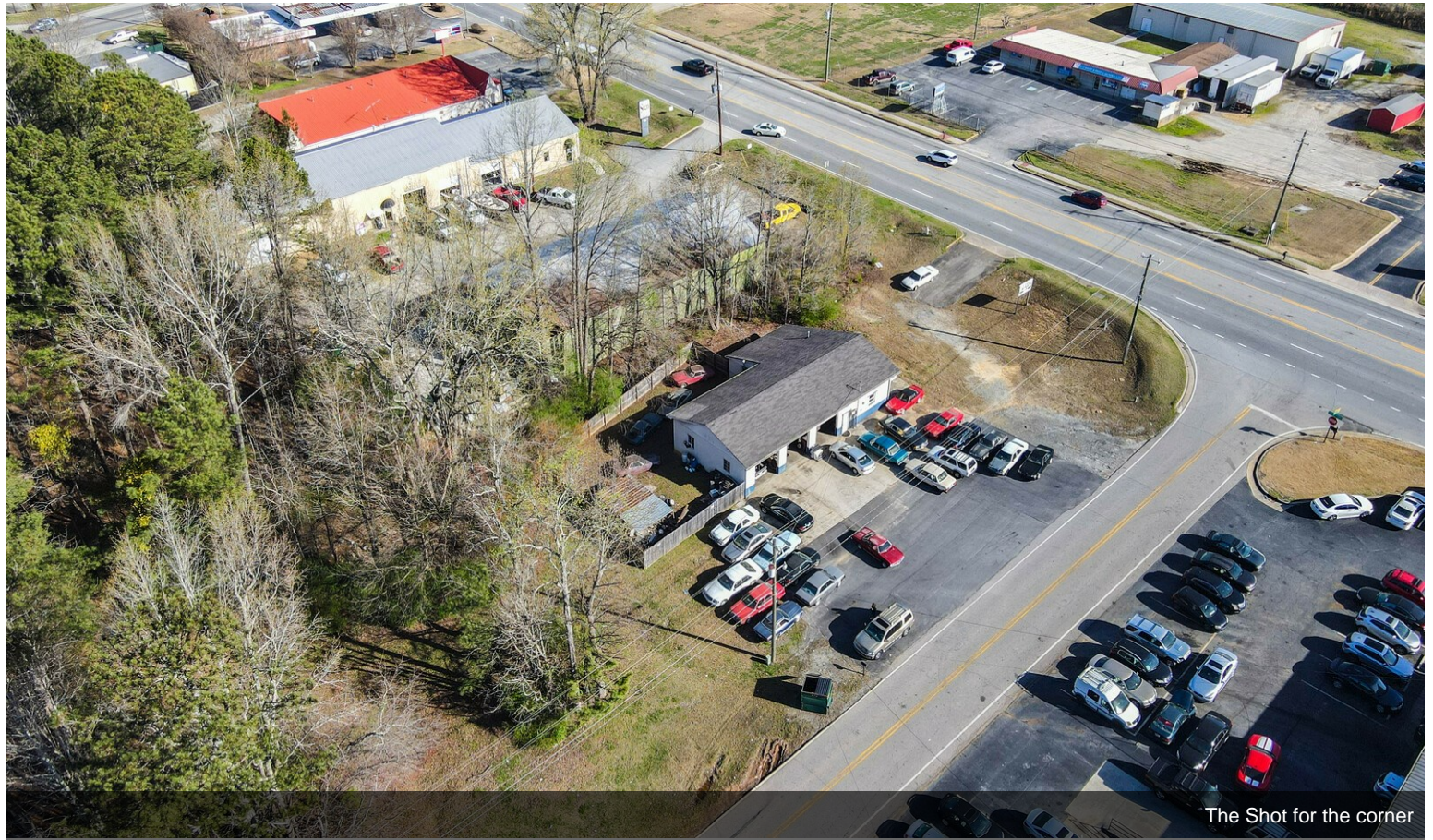


Price:	\$950,000
Property Type:	Industrial
Property Subtype:	Service
Building Class:	C
Sale Type:	Owner User
Lot Size:	1.00 AC
Rentable Building Area:	41,184 SF
Rentable Building Area:	2,500 SF
No. Stories:	1
Year Built:	1978
Tenancy:	Single
Parking Ratio:	4.8/1,000 SF
Clear Ceiling Height:	16 FT
No. Drive In / Grade-Level Doors:	3
Zoning Description:	BG



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Property Photos



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