

**FOR SALE:**  
**4,296 SF**  
**FLEX SPACE**  
**\$70.00 Per SF**

# 385 N Claredon Avenue

Scottdale, GA 30079



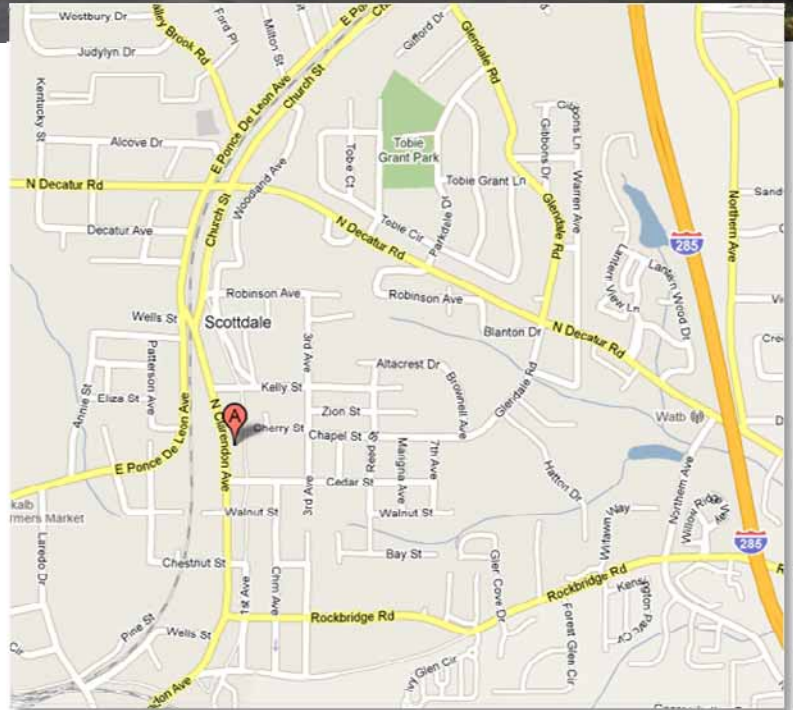
### *Property Details:*

- Located in Avondale Estates
- Flex Building (60% office – 40% warehouse)
  - Total of 4,296 SF on 0.34 acres
- **Zoned C2:** General Commercial
- Great owner/user building
- Subdivided into 2 suites (suite B has tenant in place- Decatur Pest Control)
- Sales price of \$299,000 (\$70/SF)

### *Exclusive Agents:*

**Thomas Barrow**  
tbarrow@richardbowers.com  
**Grahame Wood**  
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**Richard Bowers & Co.**  
404.816.1600  
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Visit [www.richardbowers.com](http://www.richardbowers.com) | Call us at 404.816.1600

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