



208 S. Hill Street

Buford, Georgia 30518

Property Description

Office Building For Sale

Property Highlights

- 6368 SF Office Bldg. on 0.27 Acre Lot
- Zoned C-2
- Within the city limits of Buford
- City & County Taxes, \$5,200
- Asking Price: \$819,000



For more information:

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For Sale

Office Building For Sale

208 South Hill St			
Building expenses			
	<u>Monthly</u>	<u>Annual</u>	<u>Notes</u>
Property taxes:			
County	\$221	\$2,651	
City	\$217	\$2,598	
Total	\$438	\$5,249	
Insurance:			
	\$121	\$1,448	
Total	\$121	\$1,448	
Utilities:			
Gas, Electric, Water & Trash (City of Buford)	\$843	\$10,120	
Total	\$843	\$10,120	
Total before Optional expenses:	\$1,402	\$16,817	
Optional expenses:			
Grounds maintenance	\$185	\$2,220	
Pest Control	\$31	\$375	
Security System	\$23	\$270	
Optional Total	\$239	\$2,865	
Overall Total	\$1,641	\$19,682	