

MULTI-FAMILY PROPERTY FOR SALE

305 Oak Street | Lawrenceville | GA | 30046



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**Walk to
Lawrenceville
square**

Four units

**Large lot may
support more units**

4,256 sq. ft.

0.65 acre lot

This quadrplex needs a lot of work, but is in easy walking distance of the exciting activity in downtown Lawrenceville! Two blocks from the square, it would be very appealing to young professionals who demand amenities nearby. The large lot may allow the building to be expanded or even re-built, increasing the number of rentable units. Commercial property nearby indicates this property could eventually become commercial. With its convenient location and income potential, this building is a rare find!

- Stand-alone building
- Attractive brick construction
- Currently configured as 2 units upstairs & 2 downstairs
- Close to vibrant retail cluster
- Corner lot
- Large lot size

This opportunity won't last!

**Potential
commercial**

\$145,000

**\$34.07 per building sq. ft.
\$223,077 per acre**

**Zoned
Central General Business
City of Lawrenceville**

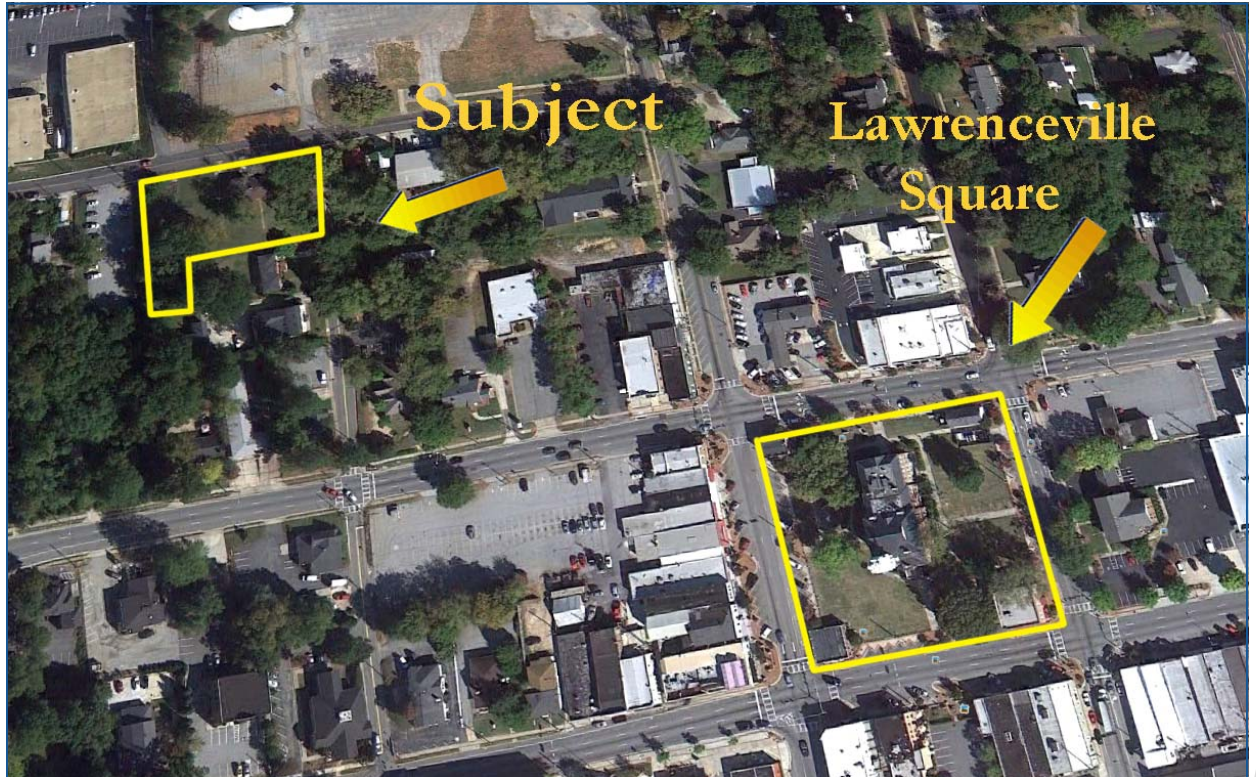
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Convenient, downtown Lawrenceville location with excellent access to GA 316 and Briscoe Field



Part of vibrant downtown Lawrenceville's active business and nightlife center