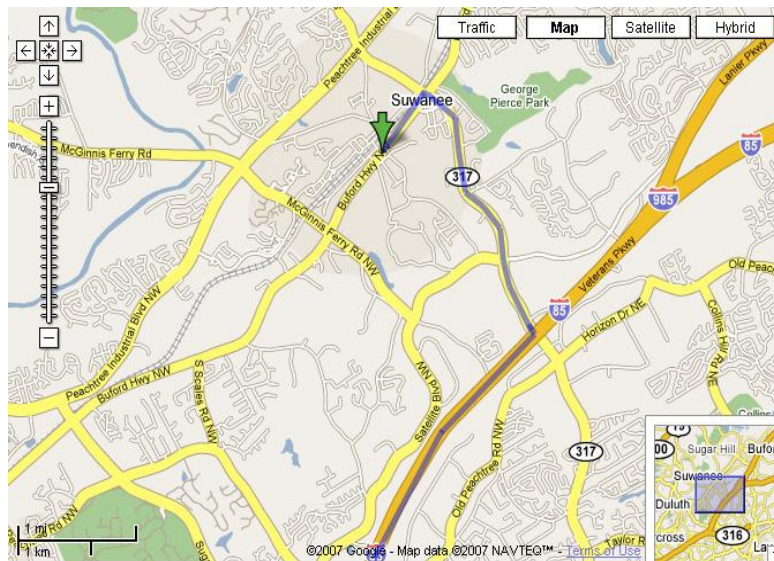


FOR SALE

CORNER LOT IN THE HEART OF OLD TOWN SUWANEES

Download Full Information at: <http://www.fitzgeraldland.com/detail.php?faterID=44&TypeID=50&ListingID=36>



LOCATION

3888 Russell Street
Suwanee, GA 30024

From Atlanta, take I-85 North to left on Louisville Suwanee Rd at Exit 111. Then left on Buford Hwy to property on Russell Street



1.19 Ac on corner lot at the gateway to Old Town Suwanee on Buford Hwy just south of highly successful Suwanee Town Center Mixed Use Development. Zoning overlay allows for Zero lot line development, mixed uses, and multi-family housing. Townhomes or stack flats with office/retail allowed

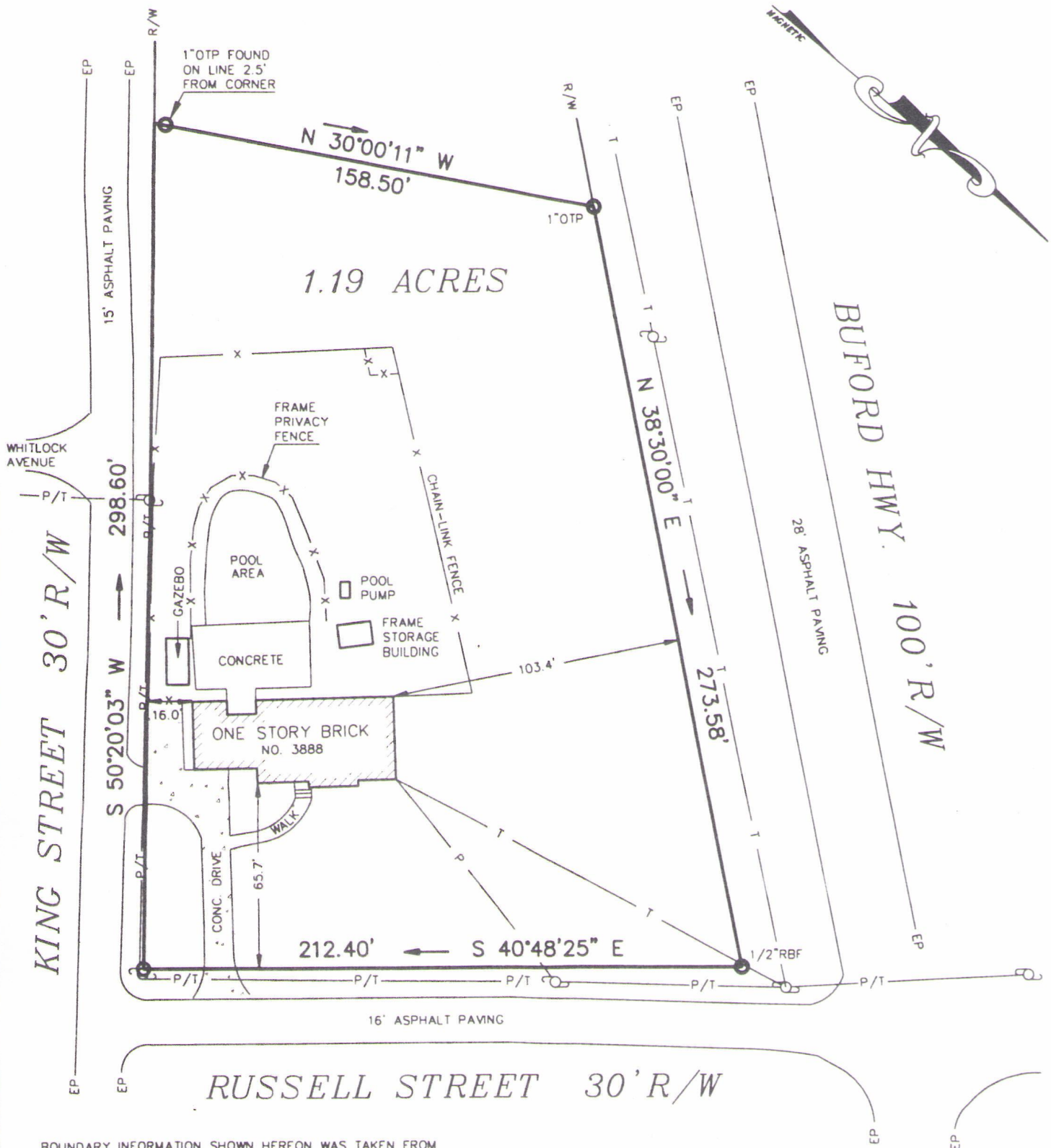
For Recorded Message & Fax Information on Demand
Call Toll-Free: 1-877-568-4636 Ext 404

Mike Fitzgerald, Broker
404-603-5460 Ext 1
Mike@MikeFitzgeraldRealty.com



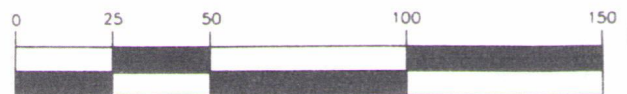
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA.



BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM DEED BOOK 2578, PAGE 269, GWINNETT COUNTY RECORDS.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND

- CMF = CONCRETE MONUMENT FOUND
- CTP = CRIMP TOP PIPE
- IPF = IRON PIN FOUND
- OTP = OPEN TOP PIPE
- R/S = REBAR SIGN FOUND

