LAVISTA ASSOCIATES, INC.
Commercial and Industrial, Realtors®

45 YEARS
1972 - 2017

FOR SALE

PLATINUM POINTE

605 Beaver Ruin Road, Unit A | Lilburn, GA 30047

2,192 Square Foot Condo

End Unit

Priced to Sell

Former Dental Office

6 Exam/Treatment Rooms

Reception

Break/Employee Lounge

2 Private Offices

Lab & Sterilization Room

Easily converted to non-medical

Close to many restaurants

Easy access to I-85

2107 Annual Taxes - $3,841.04

Monthly Association Dues - $582.00

FOR MORE INFORMATION PLEASE CONTACT

ED O'CONNOR
770.729.2826
EOCONNOR@LAVISTA.COM

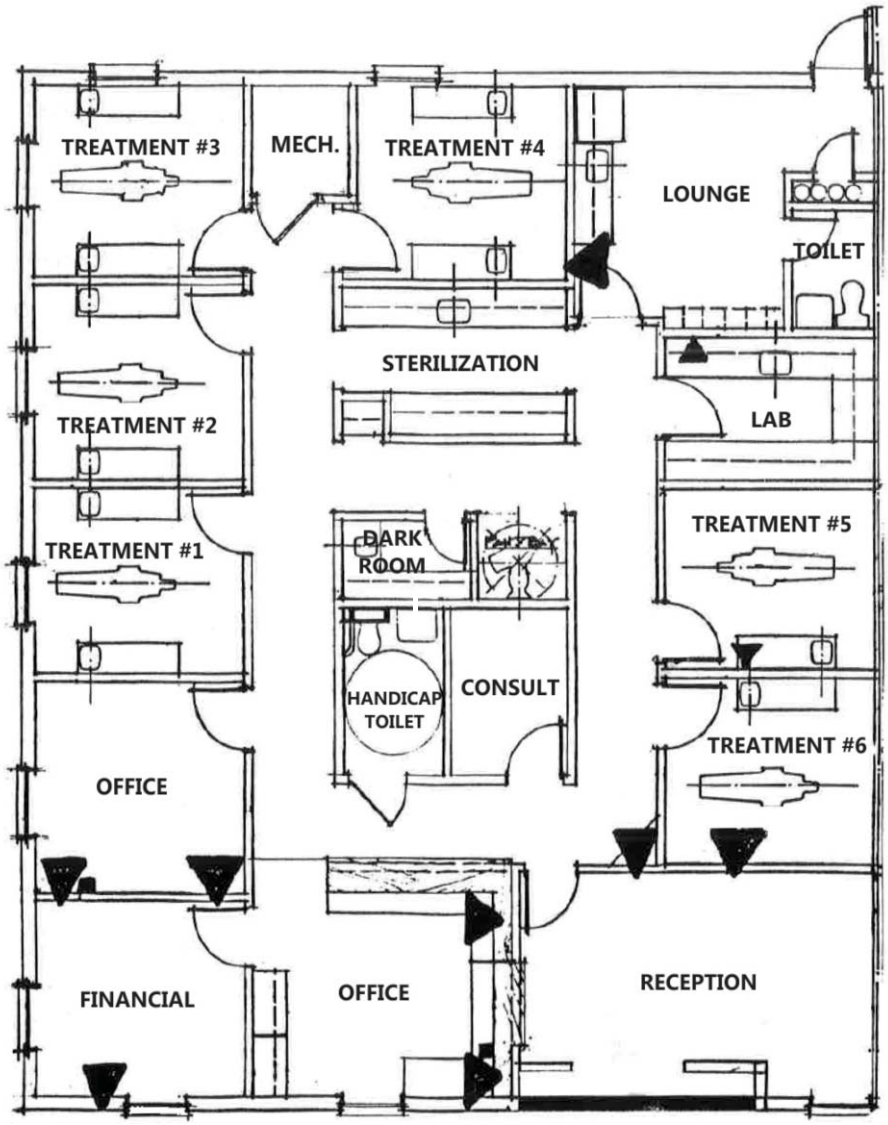
WWW.LAVISTA.COM

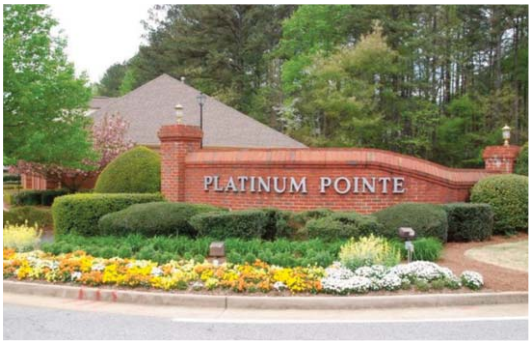
LAVISTA ASSOCIATES, INC.
Commercial and Industrial, Realtors®

45 YEARS 1972 - 2017

FOR SALE

PLATINUM POINTE





FOR MORE INFORMATION PLEASE CONTACT

ED O'CONNOR
770.729.2826
EOCONNOR@LAVISTA.COM

WWW.LAVISTA.COM

DISCLOSURE AND DISCLAIMER: Lavista Associates, Inc. ("Broker") is acting as agent for, and being compensated by, the Owner of this Property, and is not acting as agent for the prospective purchaser or tenant. Broker provides the within information together with all other information of every type, herewith or later provided, only to expedite a potential purchaser's or tenant's decision of whether to proceed with an independent in-depth investigation of the property. Said information shall not be used for any other purpose. All information provided by Broker is not guaranteed or warranted and may not cover all material facts. Broker expressly disclaims all express or implied responsibility for errors, omissions, representations with respect to matters of price, value, income, expense, legal or tax consequences, conditions of soil, structure, roof or operating systems, investment potential, compliance with applicable law, suitability for intended use or any other matter. Potential purchasers or tenants are responsible for verifying all material considerations and insuring that their offer is contingent upon such verification. The availability of the property is subject, without notice, to changes, prior sale, or withdrawal at any time. Financing, loan assumptions and leases are subject to credit approval and other conditions. This document is not an offer open for acceptance. Broker has no power to obligate or bind the Owner of the Property. Owner may be bound only by a formal written agreement fully executed by all parties at interest, which agreement may be subject to conditions or rejection without reason. In consideration for the within information the recipient 1) accepts and uses the information and related material subject to these conditions, 2) agrees to rely solely on its right, and assumes the duty, to independently obtain and analyze all material information, and 3) agrees not to rely on any information provided by Broker. Persons associated with Broker may not alter or modify these provisions. Sub-agents of Broker and agents representing any purchaser or tenant shall disclose these terms to their prospects. Reproduction hereof, in whole or in part, without the prior written permission of Broker is strictly prohibited. (Rev. 5-88)