

METRO ATLANTA AUCTIONS

7 COMMERCIAL PROPERTIES

TUESDAY, SEPTEMBER 12 & WEDNESDAY, SEPTEMBER 13

#101 - Selling Onsite 9-12-2006 @ 10:00 AM

OFFICE CONDOMINIUM

580 West Crossville Road, Suites 103 & 104, Roswell

Description: Spacious and Private Professional Office Condo comprised of two suites selling as one unit - Units 103 & 104: Total 2,440^{sq} ft.; All Brick Construction; High Quality Interior Finishes; Great location just 3.8 miles west of GA 400. **Special Showings:** Tuesdays, Aug. 29 & Sept. 5; 2 to 4 PM.



#102 - Selling Onsite 9-12-2006 @ 1:00 PM

30,056^{sq} SF LOT ZONED O&I

Holcomb Bridge Road, east of US 141 & Peachtree Industrial Blvd, Peachtree Corners, Norcross
Minimum Bid \$199,000

- Ideal Office Location
- Easy Access to I-285
- Zoned O&I
- All Utilities

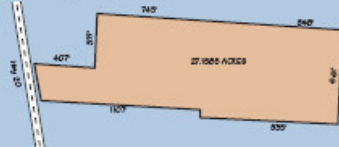


#103 - Selling Onsite 9-12-2006 @ 4:00 PM

27^{1/2} ACRE DEVELOPMENT TRACT

6050 Georgia Hwy 20, Loganville

Description: This 27.1585^{1/2} Acre Tract has Commercial Potential.

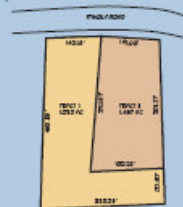


#201 - Selling Onsite 9-13-2006 @ 10:00 AM

3.432^{1/2} ACRE COMMERCIAL LAND

2551 and 2552 Panola Road, Atlanta

Description: Zoned C-1, Commercial, with a total acreage of 3.4^{1/2} Acres, this tract is being offered divided into two tracts: Tract 1: 1.935^{1/2} Acres
Tract 2: 1.497^{1/2} Acres



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#202 - Selling Onsite 9-13-2006 @ 1:00 PM

55.8^{1/2} ACRE CORNER COMMERCIAL LAND

NE Corner of Hwy 85 North & Corinth Road, Fayetteville

Description: This 55.8^{1/2} Acre Tract, zoned CH-Highway Commercial, has 3,155^{1/2} Feet of Triple Road Frontage: Hwy 85, Corinth Road & Carter Road. Ideal site for mixed use development.

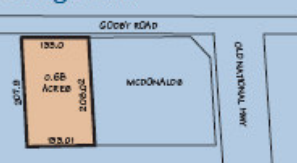


#203 - Selling Onsite 9-13-2006 @ 4:00 PM

0.68^{1/2} ACRE RETAIL OUT-PARCEL

Godby Road, College Park

Description: Zoned C-2, this 0.68^{1/2} Acre Retail High Exposure Out Parcel is ideally situated behind the McDonalds on Old National Highway with frontage and access on Godby Road, only 1/4 mile from I-85 & I-285. All utilities onsite.



#204 - Selling Onsite 9-13-2006 @ 4:00 PM

3.14^{1/2} ACRE CORNER RETAIL OUT-PARCEL

Corner of Godby Road and Godby Place, College Park

Description: Zoned C-2, this 3.14^{1/2} acre retail out-parcel is conveniently located at the corner of Godby Road and Godby Place.



Sperry Van Ness
ACCELERATED MARKETING DIVISION
INTERSTATE AUCTION CO. INC.

www.interstateauction.com
404-303-1232 (ext 30)

DIRECTIONS

- #101 - From 400 N, take the GA-140 W exit 7B to Roswell - go 0.3 mi, turn right and continue on Holcomb Bridge Rd - go 1.6 mi, continue on E Crossville Rd (Hwy 92) - go 1.3 mi, continue straighton W Crossville Rd (Hwy 92) - go 1.5 mi, make a U-turn at W Crossville Rd - go 0.4 mi and turn right into Crossville Common and follow the auction signs to the property.
- #102 - From I-285, take the Peachtree Industrial (GA-141 N) exit 31B, bear right at Peachtree Industrial Blvd - go 4.2 mi to Holcomb Bridge Road, turn right at Holcomb Bridge Rd NW - go 0.6 mi to the property on the left, look for auction sign.
- #103 - From Highway 78 in Loganville, take Georgia Hwy. 20 southwest—go 4 mi to the property on the left, look for the auction sign.
- #201 - From the intersection of I-20 and I-285 go west on I-20 to Panola Rd (exit 71) - turn left on Panola Road - go .9 mi to the property on the left, look for the auction signs.
- #202 - From Atlanta take I-75 S to GA-85 (exit 237A) towards Riverdale. This is the 1st exit after I-285. Go 8.7 miles south on GA-85 to the intersection of Corinth Road on the left. Property is on the NE corner of GA-85 and Corinth Road.
- #203/#204 - From I-75/I-85 from downtown Atlanta go 3.4 mi to I-85 S and go 6.3 mi, take the GA-14-SPUR/GA-279 exit 69 - go 1.0 mi, turn left at Old National Hwy - go 0.4 mi, turn right onto Godby Road and look for property #203 on the left next to McDonalds, drive .3 mi and turn left onto Godby Place, property #204 is on the left, look for the auction signs.