

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

GEORGIA  
PROPERTIES

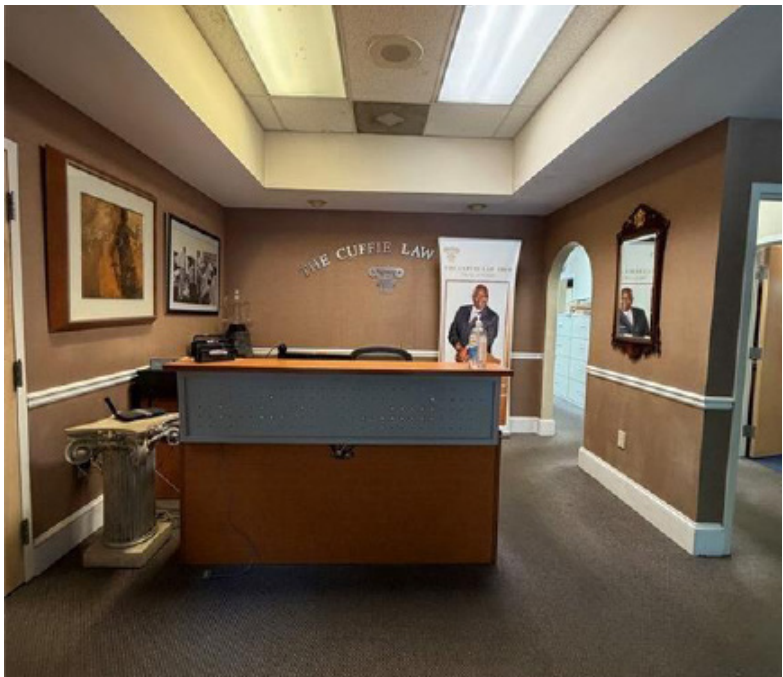
 COMMERCIAL DIVISION<sup>SM</sup>



3080

CAMPBELLTON ROAD SW  
ATLANTA, GEORGIA 30311

OFFICE / OWNER-USER OPPORTUNITY





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Well-positioned ±2,157 SF office building located along Campbellton Road, offering strong visibility and accessibility within a growing West Atlanta corridor. The property features a new roof, freshly painted exterior, gated access, and ample on-site parking, providing both security and immediate usability for an owner-user or tenant without the need for significant upfront capital improvements.

Zoned SPI-20, Sub-area 3, the site allows for a variety of commercial uses, making it well-suited for medical, professional, or service-based users seeking flexibility in a high-traffic location.

The efficient single-story layout supports a range of business operations, while the gated entry enhances privacy and controlled access. Surrounded by steady neighborhood demand and supported by nearby retail and residential density, this asset presents a compelling opportunity for an owner-user seeking long-term control of occupancy costs or an investor targeting stable leasing potential in an improving submarket.

## Property Highlights

- ±2,157 SF Office Building
- Zoned SPI-20, Subarea S-3 (Flexible Commercial Uses)
- Gated Property with Controlled Access
- New Roof
- Freshly Painted Exterior
- Ample On-Site Parking
- Excellent Visibility Along Campbellton Rd
- Strong Traffic Corridor with Easy Access to I-285
- Efficient Single-Story Layout
- Ideal for Medical, Professional, or Service-Based Users
- Owner-User or Investment Opportunity
- Located in Growing West Atlanta Submarket



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**Always a  
Good Move.**