

8480 Holcomb Bridge Road

Alpharetta, GA 30022

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL



For investment information:
Barry Joyner • Associate Broker

barry.joyner@bhhsgeorgia.com • O: 770.475.0505 • C: 404.290.4612



- Investor Opportunity for this beautiful building!
- Located in the Ellard Center, **New Pricing \$2,250,000**
- **Fully-Leased! \$149,000 NOI; 6.6% CAP**
- **1st Floor 3600 sf leased to AllCare, primary and immediate medical services at \$27.32/sf with 3% escalations**
- **Upstairs space, 3600 sf leased at \$26/sf, with 3% escalations**
- **Expertly built and well finished building**
- **Close-proximity to GA 400, Hwy. 9, retail and hospital**
- **Traffic counts 46,000 VPD +/-**



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New Price \$2,250,000

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Aerial View of Property



Investment Contact:



Barry Joyner

Associate Broker

Berkshire Hathaway HomeServices Georgia

Properties Commercial Division

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PROPERTY MANAGEMENT

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