



PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to present a medical office building for sale in Canton. The space consists of 2 suites. The larger medical suite has reception area, doctor office, break room, 6 treatment rooms, X-Ray Room, Lab Room, Recovery Room, Nurses' Station and 3 restrooms. The administrative suite is mostly open and could be used or leased to another tenant since the space is demised. The space has been used for oral and facial surgery. Shown by appointment. Please do not disturb the tenant.

PROPERTY HIGHLIGHTS

- 4367 SF Medical Office Building
- \$1,090,000.00
- Association Fee: \$8000/Year Paid Quarterly
- Large Reception
- 6 Treatment Rooms
- X-Ray Room, Lab Room, Recovery Room, Nurses Station
- 3 Restrooms
- Administrative Suite
- Shared Parking

The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

DAVID HACKER, CCIM

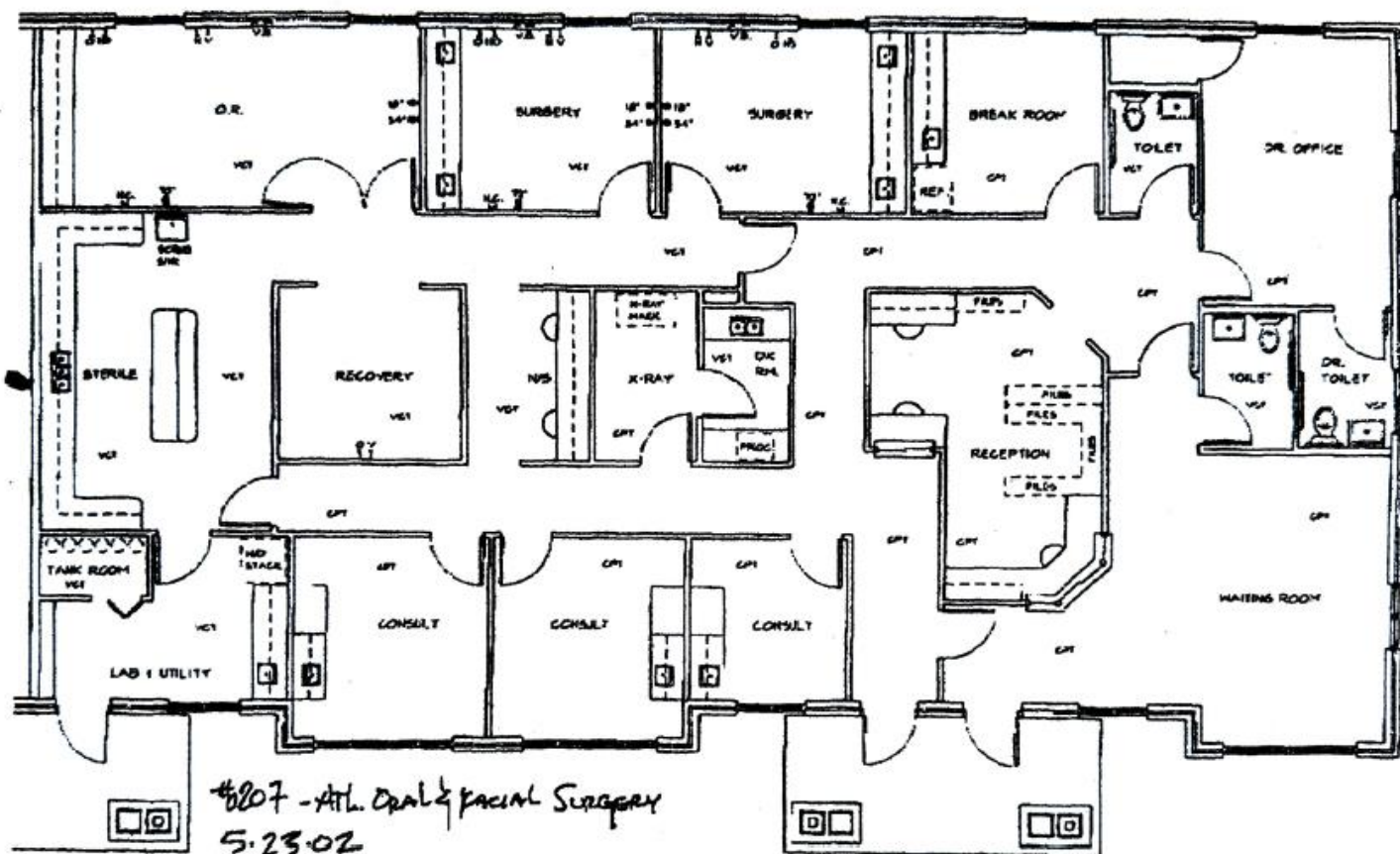
President

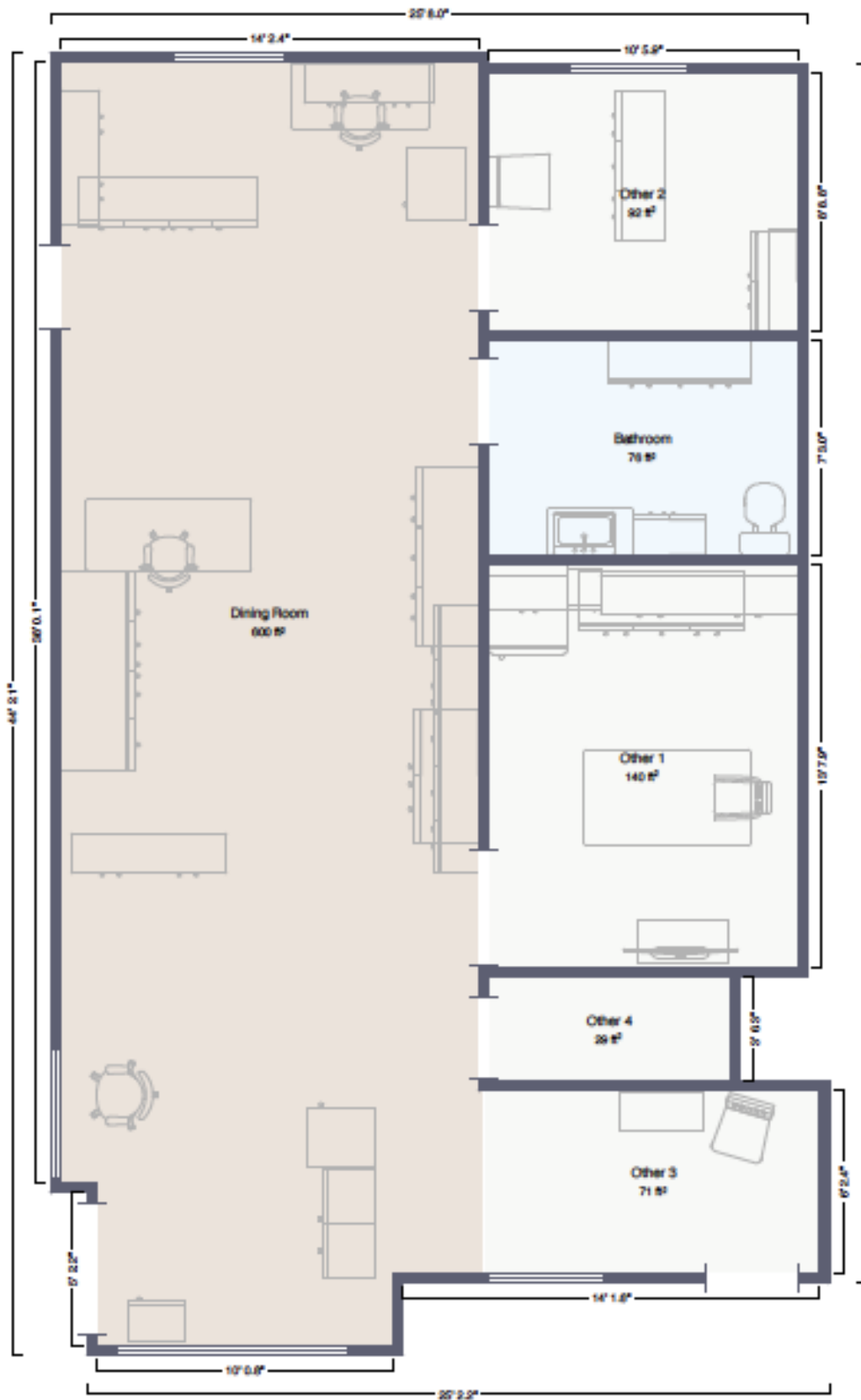
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President

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PROFESSIONAL BACKGROUND

David Hacker is Principal Broker who leads the Vision team with over 31 years of experience in commercial real estate with brokerage licenses in Georgia, North Carolina and Florida. In 1994 David began working with Gearon & Company of Atlanta, one of the fastest growing companies in America at the time. As a site acquisition specialist in wireless network development, he successfully negotiated many ground leases in the Southeast and was quickly promoted into zoning management, project management and business development until leaving the company in 2002 for a career in commercial real estate in Atlanta. In 2006, he founded Vision Commercial Advisors and has seen consistent growth in sales and leasing through strong work ethic and attention to customer service. He is a CCIM (Certified Commercial Investment Member) and a member of the Atlanta Commercial Board of Realtors. Happily married with 6 children, David enjoys travel, reading, music, songwriting, hiking, public speaking and most of all spending time with his family.

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors, International Council of Shopping Centers

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