

OFFICE BUILDING FOR SALE

"The Gates at McGinnis Ferry"

4080 McGinnis Ferry Rd., Bldg. 800
Alpharetta, GA 30005

FOR SALE

BUILDING 800

10,500 Sq. Ft.



Outstanding Demographics

| | <u>0-1 Mile</u> | <u>0-3 Miles</u> | <u>0-5 Miles</u> |
|----------------------------|-----------------|------------------|------------------|
| 2024 Average HH Income | \$123,342 | \$149,330 | \$162,648 |
| Population 2024 Estimate | 11,656 | 66,173 | 167,230 |
| Population 2029 Projection | 13,374 | 71,259 | 178,949 |

ASKING PRICE:

\$1,997,000
(\$190 Per Sq. Ft.)

For Information:

Philip Hollier
770-814-0061

philip@nygaardproperties.com

Nygaard Properties, Inc.
1810 Peachtree Industrial Blvd.
Ste. 230
Duluth, GA 30097

www.nygaardproperties.com



BLDG INCLUDES:

- (4) Condo Units - (2) Upstairs Units & (2) Downstairs Units
 - 9' Ceilings, Solid Wood Doors
 - Updated HVAC
 - Convenient Parking
- Near New Halcyon Mixed Use Development
- Near New Exit on Hwy 400 @ McGinnis Ferry Rd.
 - Zoning - M-1: Forsyth County
- Near New Exit on Hwy 400 @ McGinnis Ferry Rd.

