

OFFICE BUILDING FOR SALE

The Gates at McGinnis Ferry
4080 McGinnis Ferry Rd.
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>
2021 Average HH Income	\$127,643	\$146,233	\$154,940
Population 2021 Estimate	7,835	66,248	171,631
Population 2026 Projection	8,754	71,817	185,738

ASKING PRICE:

\$1,942,500
(\$185 Per Sq. Ft.)

For Information:

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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
 - (3) Units are Leased & (1) Unit is Vacant
 - 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

