

**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.**



**100 % Fully Leased**

**Outstanding Demographics**

|                            | <u>0-1 Mile</u> | <u>0-3 Miles</u> | <u>0-5 Miles</u> |
|----------------------------|-----------------|------------------|------------------|
| 2023 Average HH Income     | \$117,710       | \$145,454        | \$154,286        |
| Population 2023 Estimate   | 10,691          | 67,218           | 172,251          |
| Population 2028 Projection | 11,687          | 69,980           | 178,697          |

**ASKING PRICE:**

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

*For Information:*

**Philip Hollier**  
**770-814-0061**

[philip@nygaardproperties.com](mailto:philip@nygaardproperties.com)

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

[www.nygaardproperties.com](http://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.

