



FOR SALE: \$285,000.00

416 Pirkle Ferry Rd Unit K-100 Cumming, GA. 30040

Property Highlights:

- 1140 +- Square Feet
 - Single Unit/Ground Level
 - End Unit
 - 1 reception
 - 4 offices
 - 1 kitchen/Break Room
 - 1 private bathroom
- 2025 Taxes: \$2,354.12
- CAM: \$285.00/monthly
- Office Park: The Ridge at Pirkle Ferry
- Located in Downtown Cumming
- less than ½ +- Mile to GA 400 via exit 15
- Vacant
- Showings by appointment only



Presented by: Doug Sills, Associate Broker

✉ Doug@BagleyCommercial.com

☎ [770.781.5935](tel:770.781.5935) (office).

☎ [678-923-5538](tel:678-923-5538) (cell).

🌐 BagleyCommercial.com

**All information believed accurate but not warranted. Purchaser responsible for verification.*

www.BagleyCommercial.com



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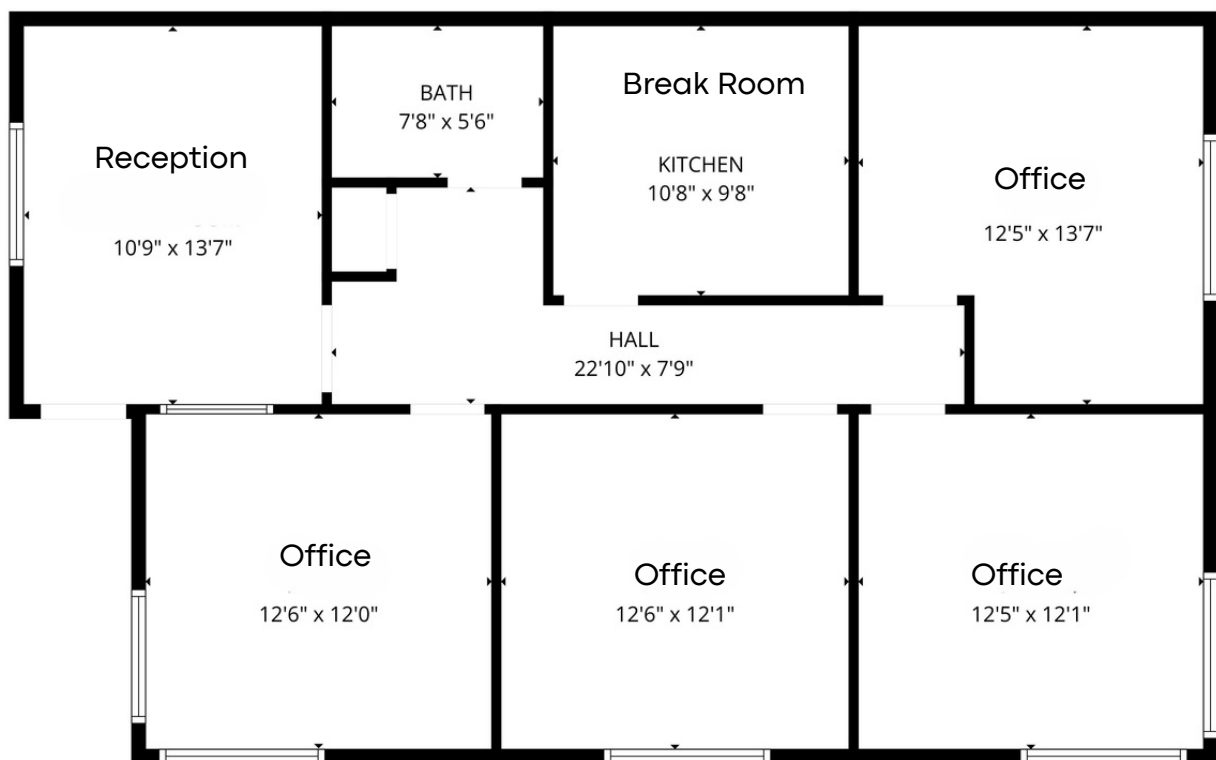
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FLOOR PLAN UNIT K-100

square footage is approximate



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

measurements deemed reliable but not guaranteed

Disclaimer: The information included in this packet has been obtained from sources believed to be reliable. While Bagley Commercial Properties does not doubt its accuracy, we do not make any guarantee's, warranties, with regards to the included information. It is your responsibility to independently confirm its accuracy and completeness. References to square footage or age are approximate. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. The information contained in this packet is proprietary and confidential, and should not be distributed to any other potential Tenant without the consent of Bagley Commercial Properties.



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LOCATION MAP

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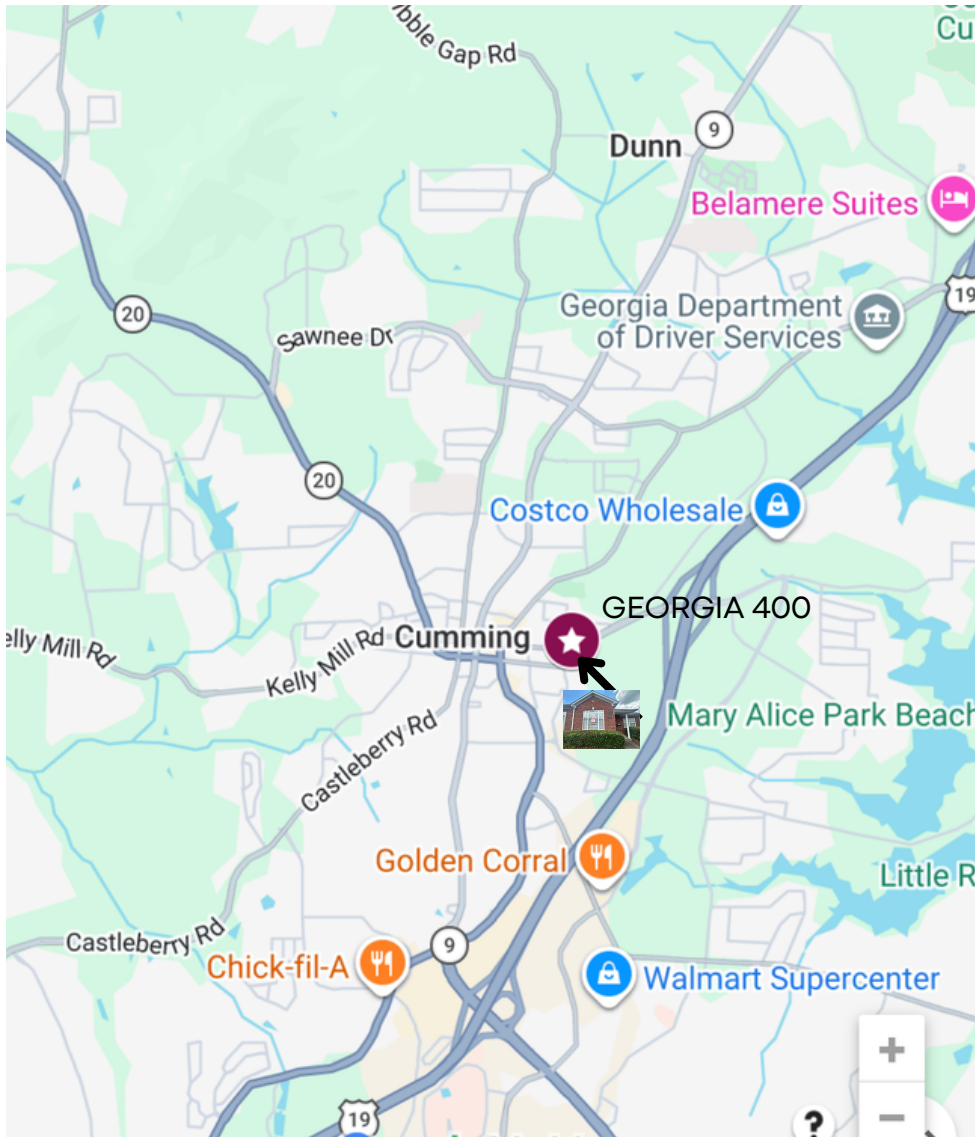
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TAX MAP

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About Bagley Commercial

With over 53 years of combined experience, Bagley Commercial Properties stands among North Georgia's elite real estate firms. The 400 North Board's Circle of Excellence and the title of Best in Forsyth County Commercial Real Estate for six consecutive years. Based in Cumming, the brokerage specializes in industrial, office, retail, land, and commercial transactions. They're known for assembling land parcels for residential and commercial builders, leasing, or selling to national and local clients alike.

Bagley Commercial prides itself on a foundation of integrity, transparency, and exceptional service—now backed by a proven track record and deep local market knowledge.

For questions, contact.



Doug Sills

Commercial Sales & Leasing Specialist | Associate Broker

Doug Sills, commercial real estate is about more than buildings and numbers—it's about people, vision, and creating opportunities that last. A Georgia resident for nearly three decades, Doug brings both local expertise and a client-centered approach to every transaction. His background in psychology and professional counseling gives him a unique ability to understand client goals deeply and guide them with clarity and confidence.

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Specializing in industrial, retail, investment properties, and land acquisition, Doug helps developers, investors, and business owners make smart, strategic decisions. Whether assembling parcels for a new project, matching landlords with long-term tenants, or guiding investors to high-yield opportunities, he combines data-driven insight with a personal commitment to his clients' success.

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