



**CORPORATE WOODS
11285 ELKINS ROAD, UNIT B3
ROSWELL, GA 30076**

BUILDING TYPE:	Office Condo
SIZE OF SPACE:	1,026 Sq. Ft. Suite has grade level entrance from the parking lot
SALES PRICE:	\$225,000
YEAR BUILT:	1985
CONSTRUCTION TYPE:	Stone Front
CONDO ASSOCIATION FEE:	\$450 per quarter <ul style="list-style-type: none">Quarterly Association Fee covers Water, Sewer, Trash, Landscape, Grounds/Common Area Maintenance, Termite Bond and Exterior Building Maintenance.No Initiation FeeNo Special Assessments to report currentlyAccount Set Up/Transfer Fee: \$150
EXTERIOR RENOVATION:	2025: New Roofs
INTERIOR UPGRADES:	Updated Bathrooms (new vanities and flooring)
OFFICE LAYOUT & FLOOR PLANS:	Space includes a Reception/Sitting Area, 4 Private Rooms, 2 Flexible Rooms (ideal for small workspaces or storage), 2 Restrooms, Kitchenette Occupancy: Tenant Occupied

Available Documents on File:

Legal Description
Corporate Woods Declarations & By Laws

For further information & showings contact:



Vivian McEntyre, REALTOR
C: 678.773.9135
O: 770.993.9200
Vivian.McEntyre@CBRealty.com



Brittany Knauf, REALTOR
C: 404.323.4197
O: 770.993.9200
Brittany.Knauf@CBRealty.com

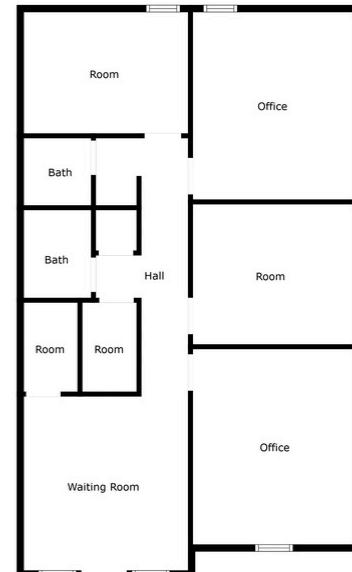
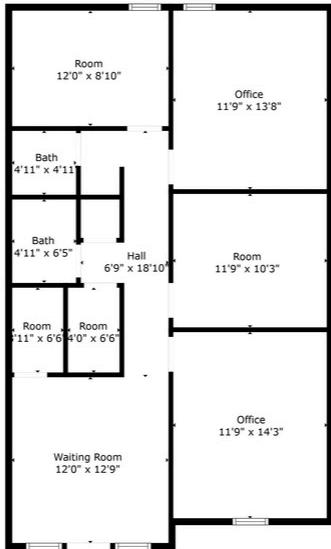


CORPORATE WOODS
11285 ELKINS ROAD, UNIT B3
ROSWELL, GA 30076

Financials

B-3 Unit	Monthly
Total Rent	\$1,925.00
Insurance (est. \$500/Yr)	\$41.67
CAM Fee	\$150.00
Property Tax - Fulton County	\$92.81
Property Tax - Roswell	\$17.40
Maintenance	\$150.00
Utilities	\$100.00
Total Expenses	\$551.88
Monthly Net Income	\$1,373.12
Annual Net Income	\$16,477.00

Floorplan



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

For further information & showings contact:



Vivian McEntyre, REALTOR
C: 678.773.9135
O: 770.993.9200
Vivian.McEntyre@CBRealty.com



Brittany Knauf, REALTOR
C: 404.323.4197
O: 770.993.9200
Brittany.Knauf@CBRealty.com



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.