



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

---

<b>BUILDING TYPE:</b>	Office Condo
<b>SIZE OF SPACE:</b>	1,026 Sq. Ft. Suite has grade level entrance from the parking lot
<b>SALES PRICE:</b>	\$225,000
<b>YEAR BUILT:</b>	1985
<b>CONSTRUCTION TYPE:</b>	Stone Front
<b>CONDO ASSOCIATION FEE:</b>	\$450 per quarter <ul style="list-style-type: none"><li>• Quarterly Association Fee covers Water, Sewer, Trash, Landscape, Grounds/Common Area Maintenance, Termite Bond and Exterior Building Maintenance.</li><li>• No Initiation Fee</li><li>• No Special Assessments to report currently</li><li>• Account Set Up/Transfer Fee: \$150</li></ul>
<b>EXTERIOR RENOVATION:</b>	2025: New Roofs
<b>INTERIOR UPGRADES:</b>	Updated Bathrooms (new vanities and flooring)
<b>OFFICE LAYOUT &amp; FLOOR PLANS:</b>	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

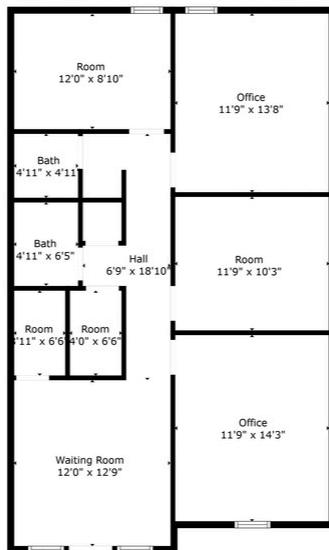


CORPORATE WOODS  
11285 ELKINS ROAD, UNIT B3  
ROSWELL, GA 30076

## Financials

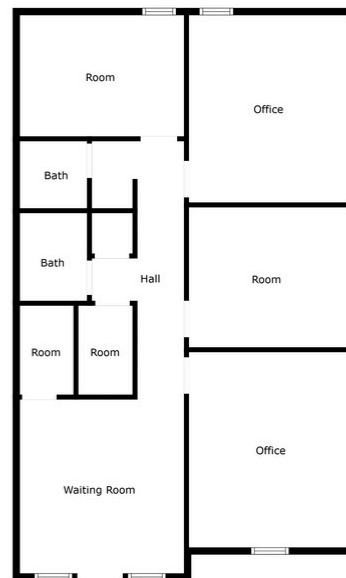
B-3 Unit	Monthly
<b>Total Rent</b>	<b>\$1,925.00</b>
Insurance (est. \$500/Yr)	\$41.67
CAM Fee	\$150.00
Property Tax - Fulton County	\$92.81
Property Tax - Roswell	\$17.40
Maintenance	\$150.00
Utilities	\$100.00
<b>Total Expenses</b>	<b>\$551.88</b>
<b>Monthly Net Income</b>	<b>\$1,373.12</b>
<b>Annual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

## Floorplan



TOTAL: 960 sq. ft.  
FLOOR 1: 960 sq. ft.  
WALLS: 66 sq. ft.

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



Floor Plan Created By Cubicase 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.