

OFFICE CONDOMINIUM FOR SALE

**CORPORATE WOODS
11285 ELKINS RD, SUITE F-3
ROSWELL, GA 30076**



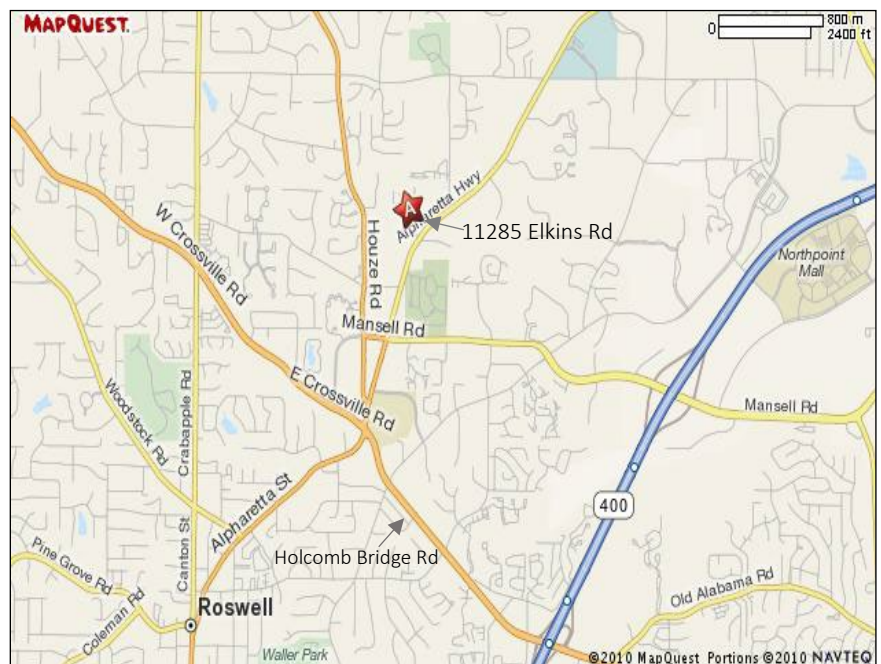
*****Listing Price Recently Reduced from \$340,000 to \$329,000*****

- Approx. 2,052 sq. ft. suite:
1,026 sq. ft. on the main level and
1,026 sq. ft. on the terrace level.
- Each floor has a private entrance
from the parking lot, and there is
ample free, unassigned parking.
- Two restrooms on the main level, and
one restroom on the terrace level.
- Conveniently located near
restaurants, hotels, banks and
shopping in Roswell and Alpharetta.
- Easy access to GA Hwy 400.

For further information contact:

**Bob J. Tipps
404.983.0786**

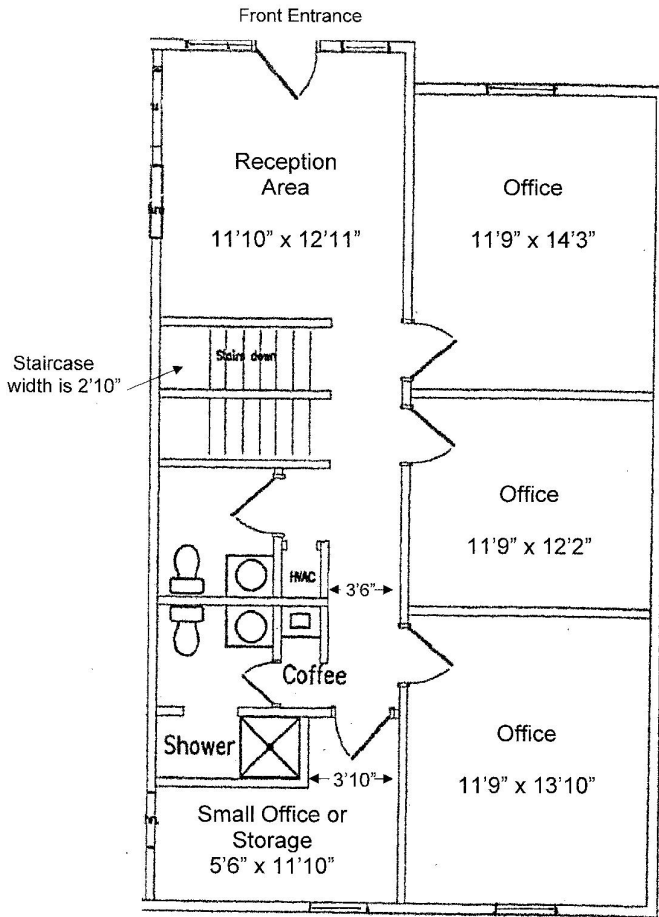
Tipps Realty Services, LLC
BobTipps@comcast.net



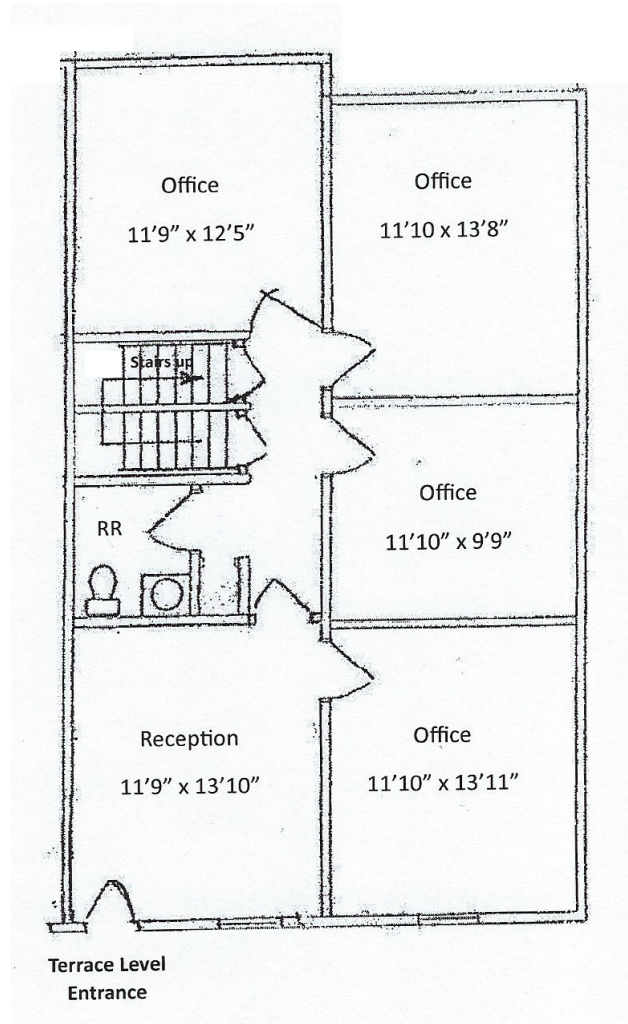
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FLOORPLANS

**MAIN LEVEL
APPROX. 1026 SF**



**TERRACE LEVEL
APPROX. 1026 SF**



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BUILDING FACTS

Building Type: Office Condominium

Size of Space: 2,052 Sq. Ft.
1,026 Sq. Ft. on the main level
1,026 Sq. Ft. on the terrace level.
Each floor has a grade level entrance from the parking lot.

Listed Sale Price: \$329,000 (\$160.33 per SF)

Office Layout: The main level contains a reception area, 3 private offices, a multi-purpose room for storage or small clerical space, coffee bar, and 2 restrooms one of which has a shower. Terrace level contains a reception area, 4 private offices, and a restroom. There is an internal stairway connecting the upper and lower levels.

Condominium Association Fee: Owner pays a monthly association fee of \$225 which covers water, sewage, garbage, landscaping, repairs to external walls and roof, plus maintenance of parking lot and sidewalks. Condominium Association services are provided by DK Rentals, which is located in the Corporate Woods office park in Building B across the street from Building F.

Zoning: OP (Office-Professional) City of Roswell

Year Built: 1985

Construction Type: Wood frame and wood/stone façade.

Parcel No: 12-2162-0518-021-6

Real Estate Taxes:	Fulton County	City of Roswell
2023	\$1,378.65	\$233.86
2022	\$1,378.65	\$233.86
2021	\$1,421.61	\$247.22
2020	\$1,456.30	\$287.10