

FOR SALE



*OFFICE
ZONED 'C2'*

INVESTMENT

3505 DULUTH PARK LN, BLDG 300
DULUTH, GA 30096

OFFERED AT:
\$1,400,000.00



DREW CURTIN - ASSOCIATE BROKER
770-605-8841

1140 OLD PEACHTREE RD NW, SUITE D, DULUTH, GA - REMAX CENTER



**NORTHSIDE HOSPITAL
DULUTH**

BUILDING 300

- LOCATED IN THE CITY OF DULUTH IN THE PARKSIDE PROFESSIONAL COMPLEX
- 5,850 TOTAL SQFT
- TENANT IN PLACE SINCE 2010
- NOI = \$76,451.16
- ASSOCIATION COVERS: PARKING LOT, SIDEWALKS, LANDSCAPING, TRASH, COMMON AREA, SNOW REMOVAL, ETC.
- TENANT RESPONSIBLE FOR UTILITIES, TAXES
- OWNER PAYS FOR INSURANCE & HOA



**DREW CURTIN - ASSOCIATE BROKER
770-605-8841**

1140 OLD PEACHTREE RD NW, SUITE D, DULUTH, GA - REMAX CENTER

FLOOR PLAN



DREW CURTIN - ASSOCIATE BROKER
770-605-8841

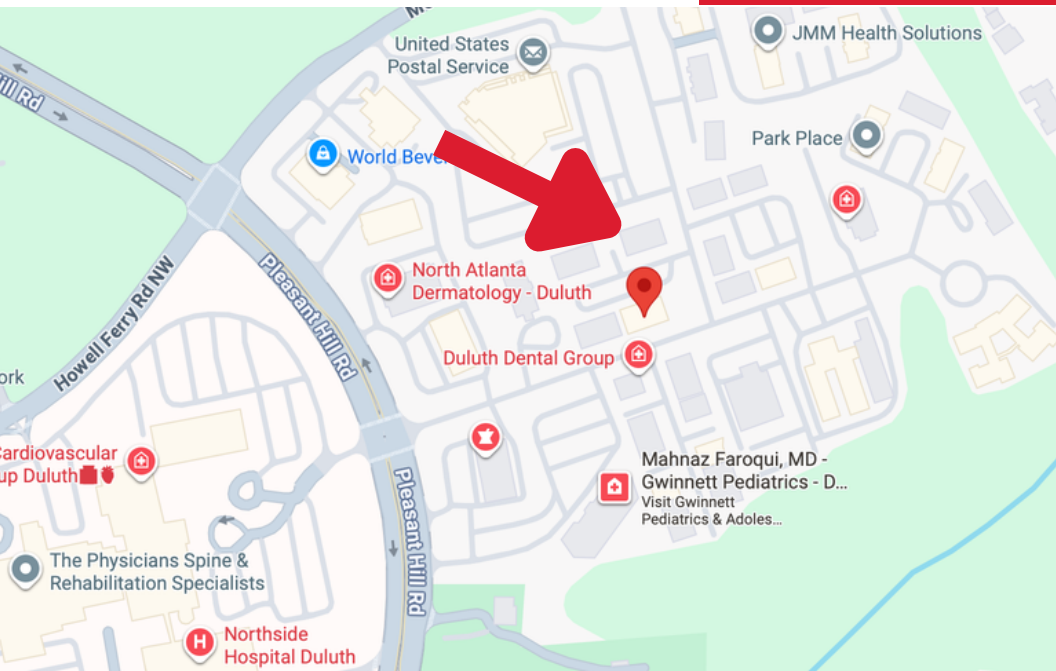
1140 OLD PEACHTREE RD NW, SUITE D, DULUTH, GA - REMAX CENTER



DREW CURTIN - ASSOCIATE BROKER
770-605-8841

1140 OLD PEACHTREE RD NW, SUITE D, DULUTH, GA - REMAX CENTER

MAP OVERVIEW



DREW CURTIN - ASSOCIATE BROKER
770-605-8841

1140 OLD PEACHTREE RD NW, SUITE D, DULUTH, GA - REMAX CENTER

CONNECT WITH ME

DREW CURTIN - ASSOCIATE BROKER
770-605-8841
DREWCURTINCALL@GMAIL.COM



770-932-1234

1140 OLD PEACHTREE RD NW, SUITE D
DULUTH, GA 30097