



## 585 Colonial Park Dr

585 Colonial Park Dr, Roswell, GA 30075

**Rosa Nesbit**

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# 585 Colonial Park Dr

\$1,100,000

Fully Renovated Office Building in Prime Roswell Location

585 Colonial Park Drive, Roswell, GA

Discover an exceptional opportunity to own a like-new office building in one of Roswell's most sought-after locations. This four-sided brick professional building has been completely renovated from the ground up—featuring brand new electrical, plumbing, HVAC, walls, windows, and roof. Move-in ready with modern finishes and infrastructure. Owner financing available.

Outstanding Location:

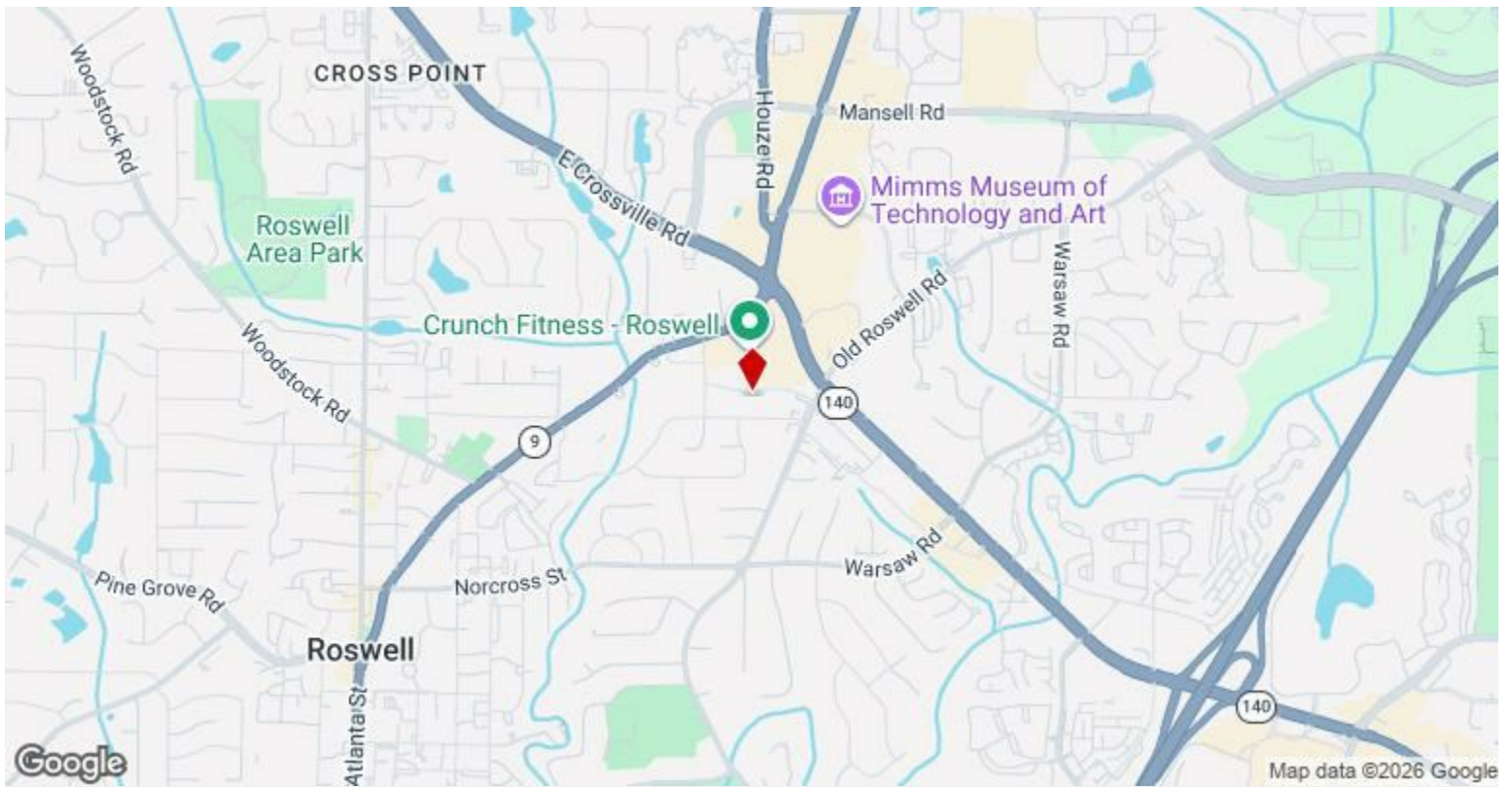
- Less than 1 mile from Holcomb Bridge Road (GA-140) and Highway 9 (Atlanta Street)

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- Excellent location, Steps from City Hall & Quaint Downtown Roswell.
- 100% Vacant, ready to move in.
- Fully renovated in 2024, with all new systems and finishes.
- Less than 1 mile to Holcomb Bridge Rd and Hwy 9.
- Easy access to GA-400 for commuting and client visits.



Price:	\$1,100,000
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.41 AC
Gross Building Area:	6,054 SF
Rentable Building Area:	5,250 SF
No. Stories:	3
Year Built:	2000
Tenancy:	Multi
Parking Ratio:	4.19/1,000 SF
Zoning Description:	CP
APN / Parcel ID:	12-2091-0466-067-7
Walk Score ®:	64 (Somewhat Walkable)



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# Property Photos



Back of building Photo



Entryway

# Property Photos



Stairway leading to 2nd level

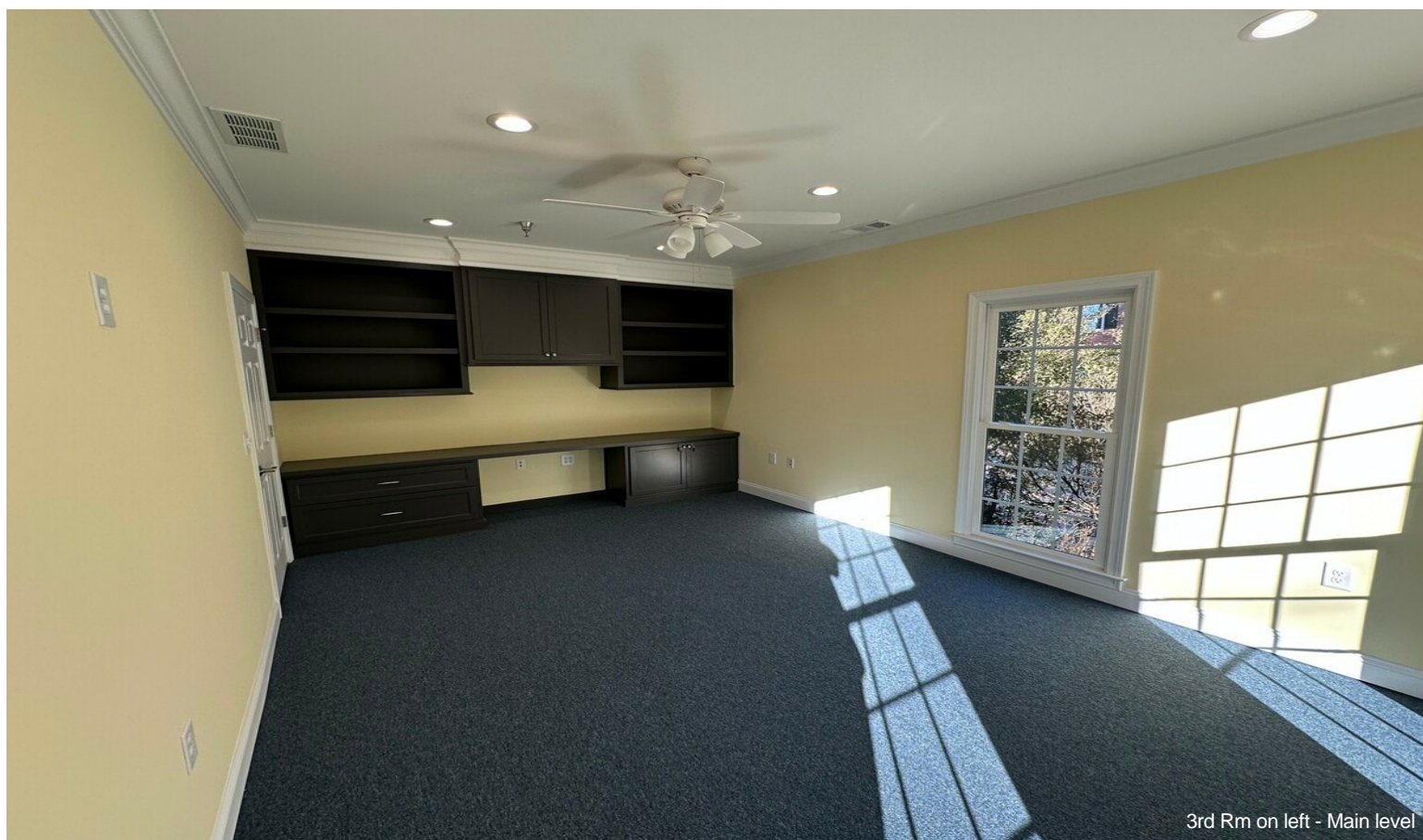


Main level Hall way

# Property Photos



1st Rm on the right on main level



3rd Rm on left - Main level

# Property Photos



2nd level Rm on right



2nd level Rm on left

# Property Photos



Kitchenette - Main level

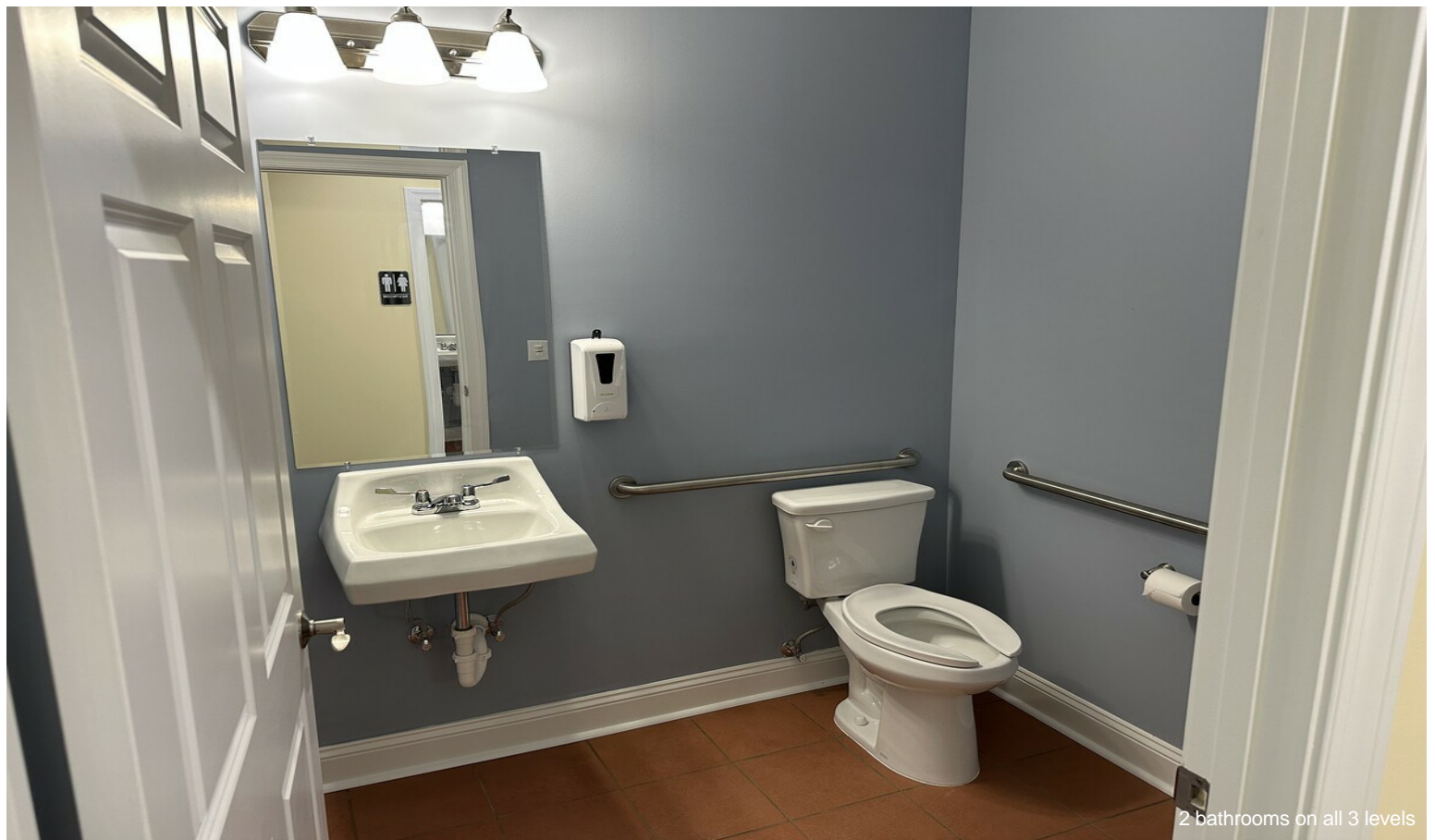


Kitchenette - 2nd level

# Property Photos



kitchenette main level

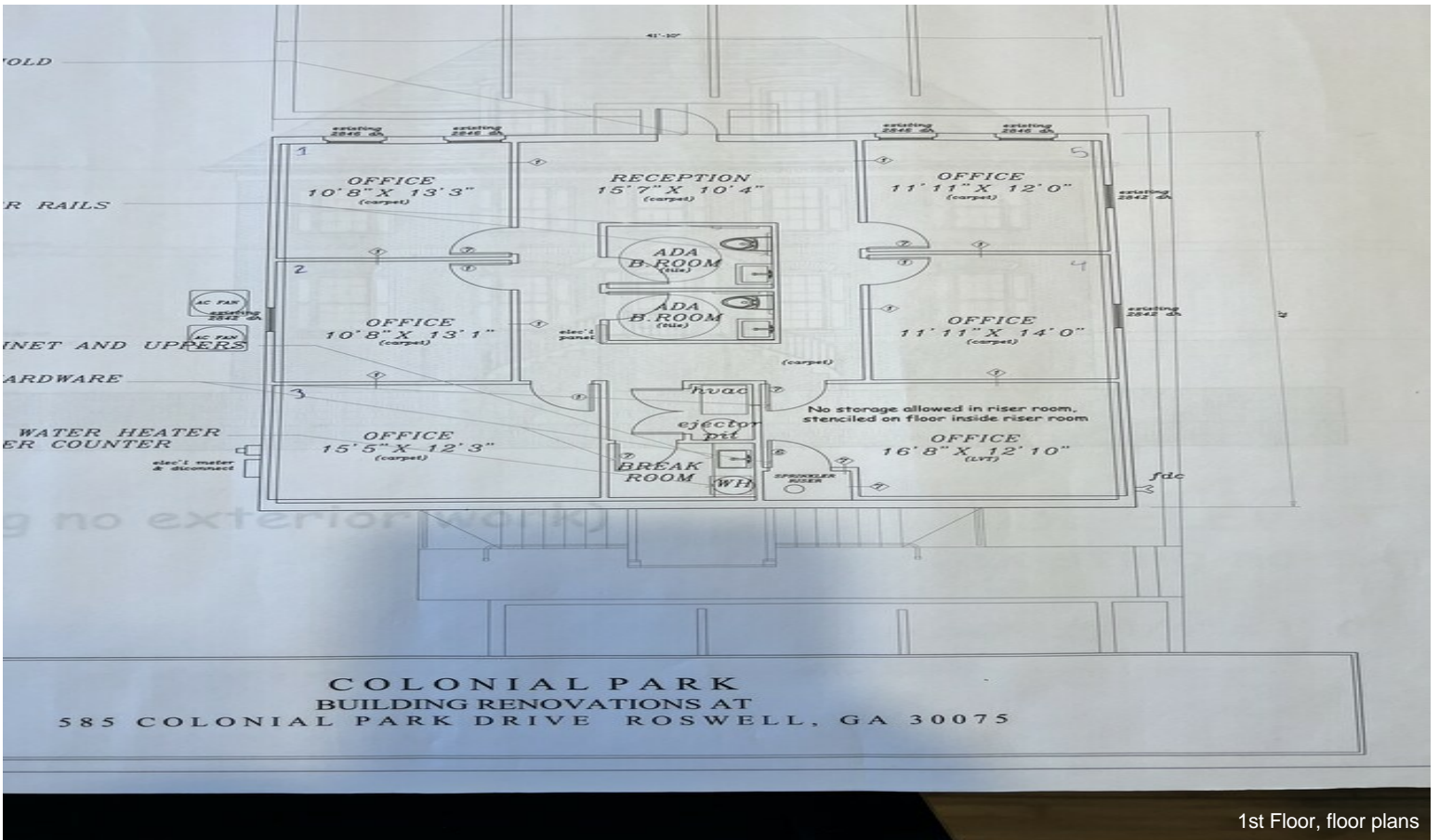


2 bathrooms on all 3 levels

# Property Photos



Aerial Photo of building



1st Floor, floor plans



# Property Photos

