

# Alpharetta Office Condo Investment!

1125 Cambridge Sq Ste A Alpharetta, GA  
30009



FOR SALE

**Joe Benes**  
330.620.6511  
j.benes@bellstreet.com

  
**BellStreet**

The brokerage makes no representations or warranties regarding accuracy or completeness. All parties should verify independently. No liability is assumed for errors, omissions, or disc





Property Description

Introducing an exceptional investment opportunity in the heart of Alpharetta, GA. This immaculately-maintained 2,048 SF building, built in 1989, offers a prime location in the thriving Atlanta area and is zoned O-I. Comprising 1 unit and boasting 100% occupancy, this property presents a compelling proposition for the savvy investor. With a stellar track record and potential for further growth, this asset is positioned to deliver strong returns. Don't miss the chance to add this high-performing property to your portfolio and capitalize on the enduring demand for office space in this dynamic market.

Property Highlights

- New 5 year lease with a long term tenant
- HOA responsible for the roof
- Minimal landlord responsibilities
- 2% Annual escalations
- 24 Hour Access
- Natural Light
- Air Conditioning

Offering Summary

Sale Price:	\$375,000
Number of Units:	1
Building Size:	2,048 SF
NOI:	\$23,832.00
Cap Rate:	6.36%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	134	390	2,675
Total Population	343	989	6,687
Average HH Income	\$198,207	\$191,749	\$194,511



For Sale

1125 Cambridge Sq Ste A Alpharetta, GA 30009

  
BellStreet



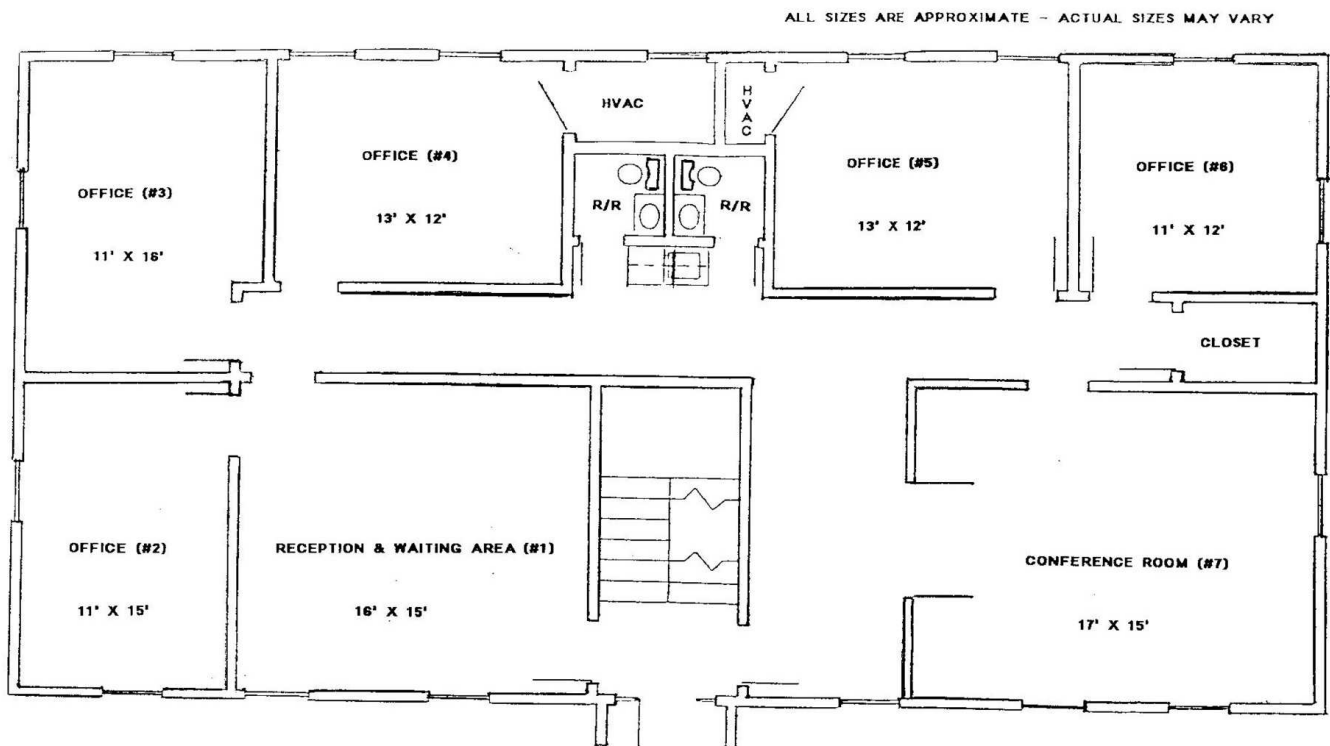
Joe Benes | 330.620.6511

The brokerage makes no representations or warranties regarding accuracy or completeness. All parties should verify independently. No liability is assumed for errors, omissions, or disc



**For Sale**

1125 Cambridge Sq Ste A Alpharetta, GA 30009



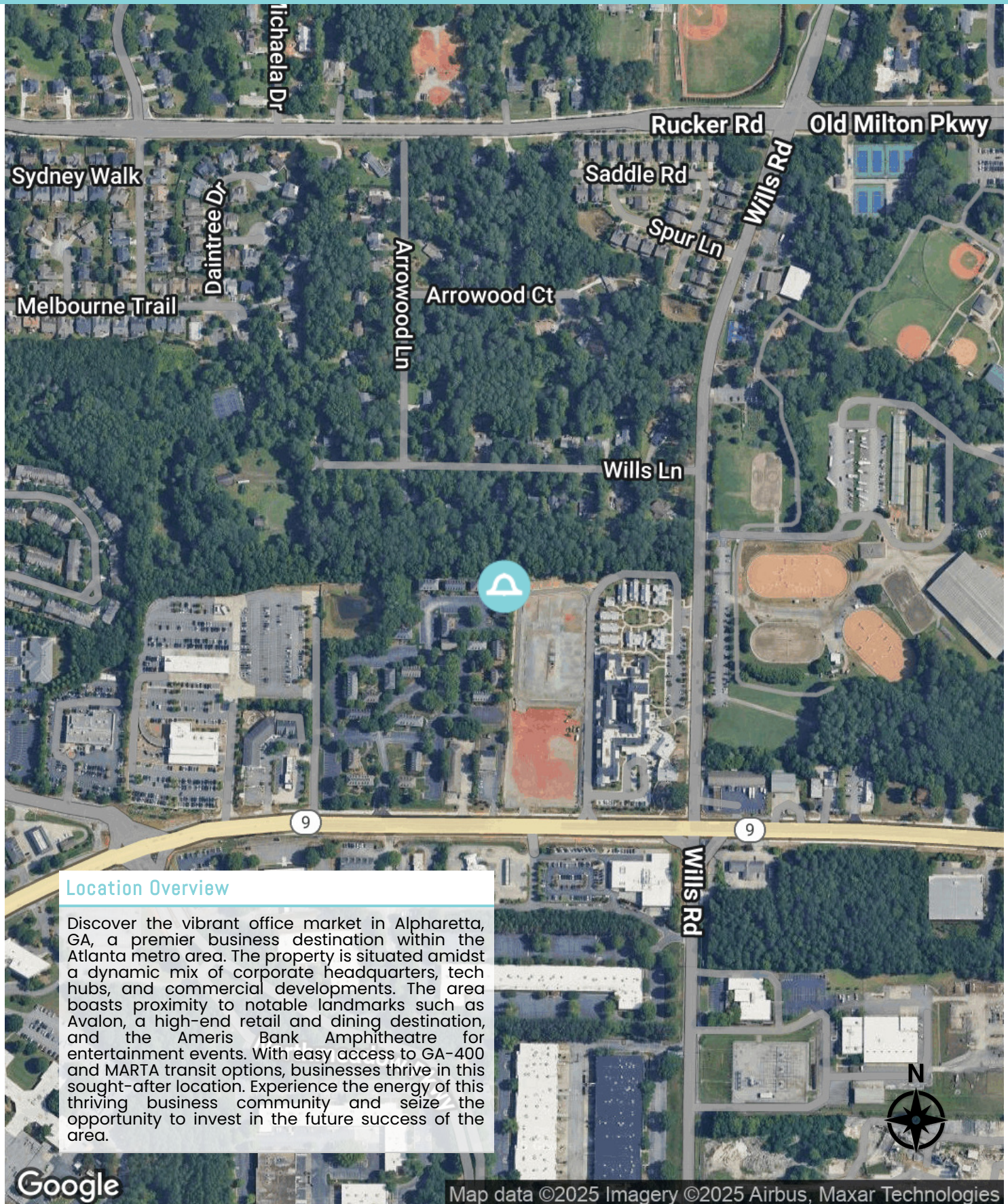
**1125 CAMBRIDGE SQUARE, FIRST FLOOR (A & B)**  
**2000 SQUARE FEET**



For Sale

1125 Cambridge Sq Ste A Alpharetta, GA 30009

 BellStreet



### Location Overview

Discover the vibrant office market in Alpharetta, GA, a premier business destination within the Atlanta metro area. The property is situated amidst a dynamic mix of corporate headquarters, tech hubs, and commercial developments. The area boasts proximity to notable landmarks such as Avalon, a high-end retail and dining destination, and the Ameris Bank Amphitheatre for entertainment events. With easy access to GA-400 and MARTA transit options, businesses thrive in this sought-after location. Experience the energy of this thriving business community and seize the opportunity to invest in the future success of the area.

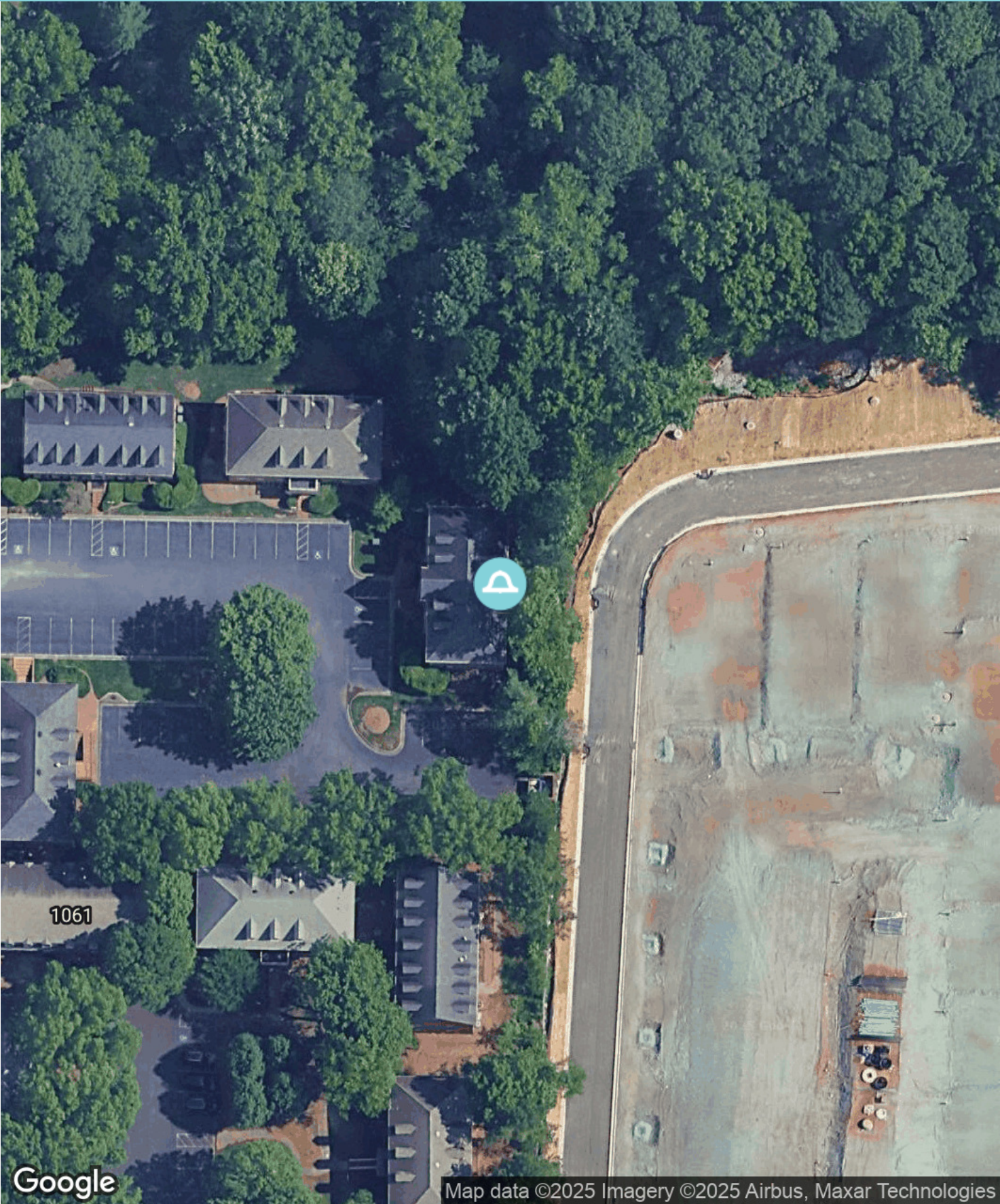
Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



For Sale

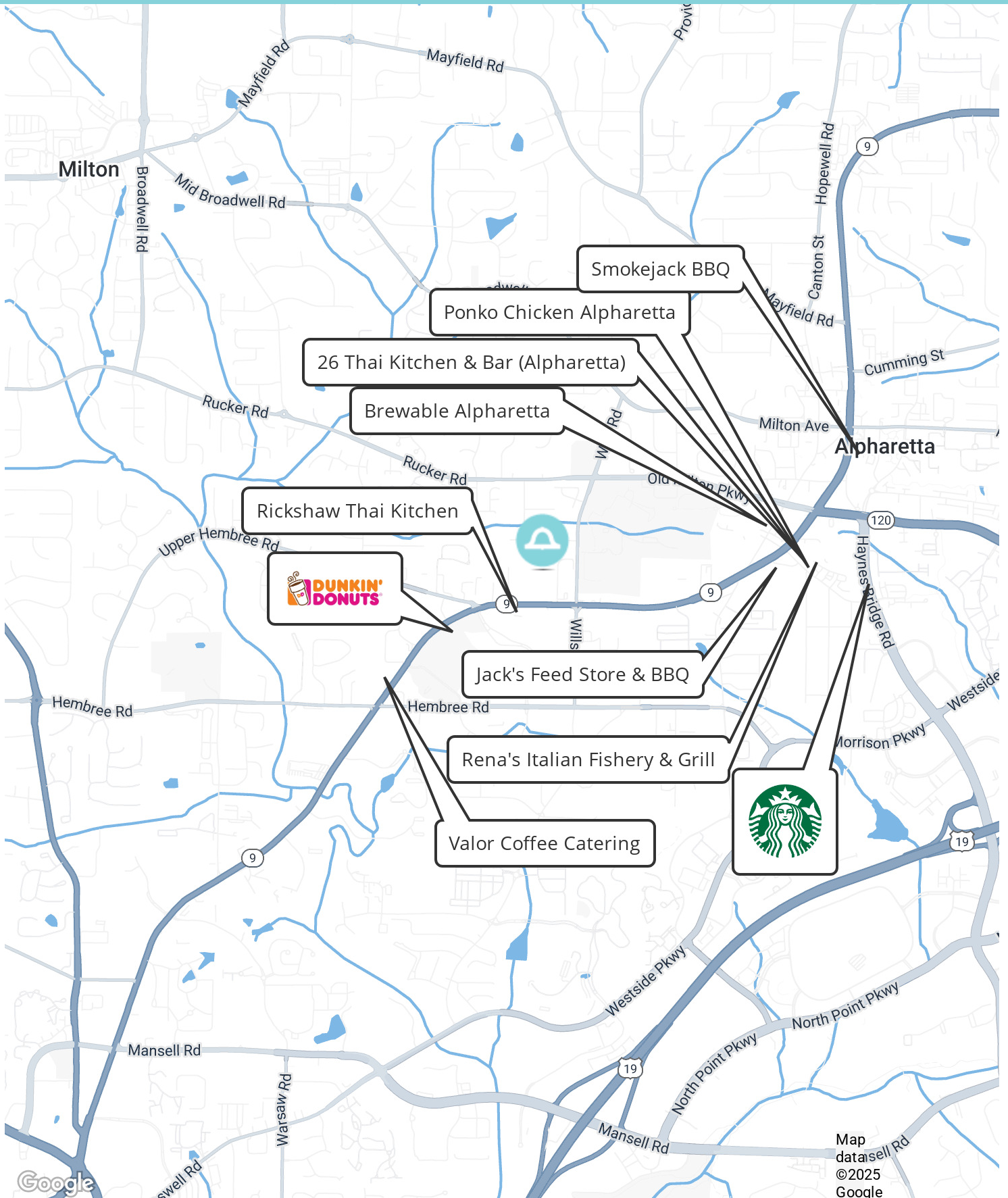
1125 Cambridge Sq Ste A Alpharetta, GA 30009





## For Sale

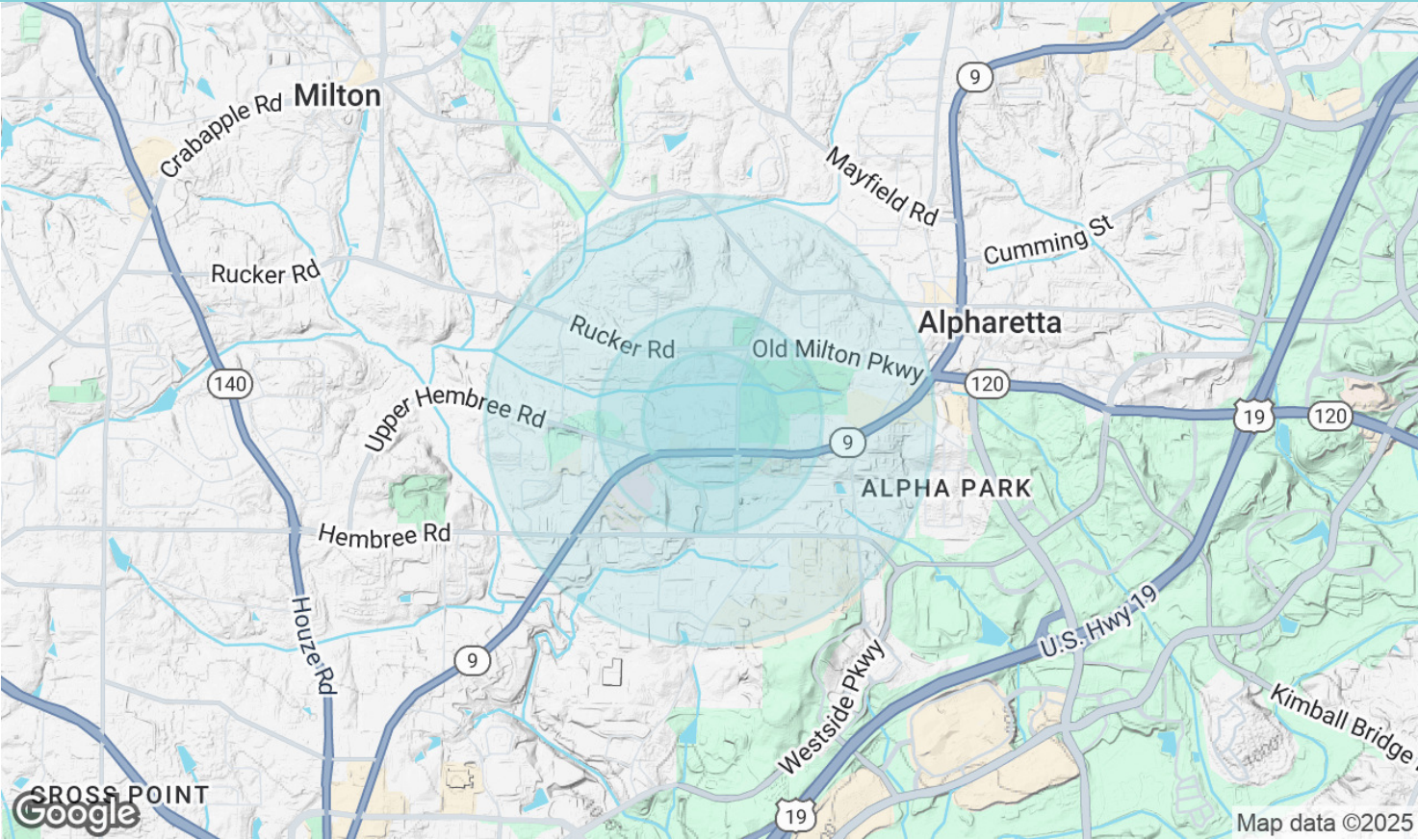
1125 Cambridge Sq Ste A Alpharetta, GA 30009





For Sale

1125 Cambridge Sq Ste A Alpharetta, GA 30009



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	343	989	6,687
Average Age	41	40	40
Average Age (Male)	39	38	39
Average Age (Female)	43	42	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	134	390	2,675
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$198,207	\$191,749	\$194,511
Average House Value	\$490,958	\$502,518	\$555,304

Demographics data derived from AlphaMap