

**8480 Holcomb Bridge Road**

**Alpharetta, GA 30022**

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

GEORGIA PROPERTIES  
COMMERCIAL



For investment information:  
Barry Joyner • Associate Broker

[barry.joyner@bhhsgeorgia.com](mailto:barry.joyner@bhhsgeorgia.com) • O: 770.475.0505 • C: 404.290.4612



- **Owner/User or Investor Opportunity!**
- **Located in the Ellard Center, Asking \$2,500,000**
- **1<sup>st</sup> Floor 3600 sf leased to Allcare, primary and immediate medical services at \$25/sf**
- **Upstairs space, 3610 sf available, street level entrance from back parking lot**
- **Beautifully built and finished building**
- **Close-proximity to GA 400, Hwy. 9, retail and hospital**
- **2025 traffic counts 46,000 VPD +/-**



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# Asking \$2,500,000

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# Aerial View of Property





## Investment Contact:



### **Barry Joyner**

Associate Broker

Berkshire Hathaway HomeServices Georgia

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PROPERTY MANAGEMENT

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