8480 Holcomb Bridge Road

Alpharetta, GA 30022

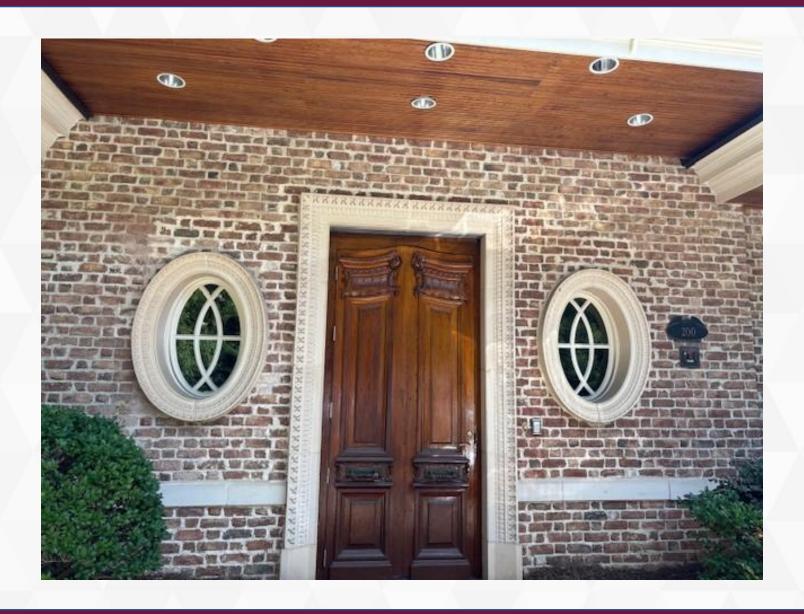




For investment information:
Barry Joyner• Associate Broker

- Owner/User or Investor Opportunity!
- Located in the Ellard Center, Asking \$2,500,000
- 1st 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 +/-

Asking \$2,500,000





For investment information: Barry Joyner• Associate Broker



Aerial View of Property



Investment Contact:



Barry Joyner

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