



**CORPORATE WOODS
11285 ELKINS ROAD, UNIT D2
ROSWELL, GA 30076**

BUILDING TYPE: Office Condo

SIZE OF SPACE: 1,026 Sq. Ft.
Suite has grade level entrance from the parking lot.

SALES PRICE: \$225,000

YEAR BUILT: 1985

CONSTRUCTION TYPE: Stone Front

CONDO ASSOCIATION FEE: \$450 per quarter

- Quarterly Association Fee covers Water, Sewer, Trash, Landscape, Grounds/Common Area Maintenance, Termite Bond and Exterior Building Maintenance.
- No Initiation Fee
- No Special Assessments to report currently
- Account Set Up/Transfer Fee: \$150

EXTERIOR RENOVATION: 2025: New Roofs

INTERIOR UPGRADES: Updated Bathrooms (new vanities and flooring)

**OFFICE LAYOUT &
FLOOR PLANS:** Space includes a Reception/Sitting Area, 4 Private Rooms, 1 Flexible Room (ideal for a small workspace or storage), 2 Restrooms, Kitchenette
Occupancy: Tenant Occupied

Available Documents on File:

Legal Description
Corporate Woods Declarations & By Laws

For further information & showings contact:



Vivian McEntyre, REALTOR
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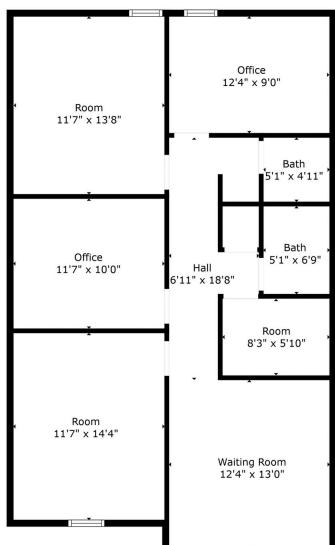


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Financials

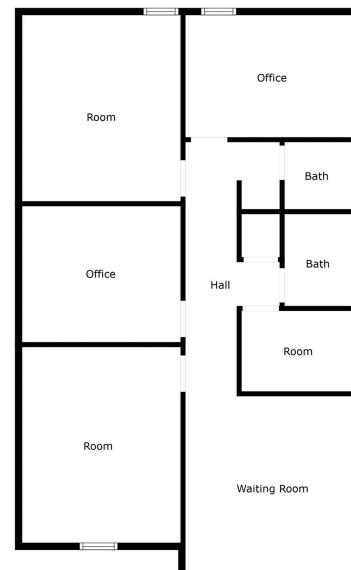
D-2 Unit	Monthly
Total Rent	\$1,700.00
Insurance (est. \$500/Yr)	\$41.67
CAM Fee	\$150.00
Property Tax - Fulton County	\$80.36
Property Tax - Roswell	\$16.89
Maintenance	\$150.00
Utilities	\$100.00
Total Expenses	\$538.92
Monthly Net Income	\$1,161.08
Annual Net Income	\$13,933.00

Floorplan



TOTAL: 967 sq. ft.
FLOOR: 1 - 567 sq. ft.
WALLS: 66 sq. ft.

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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