

8480 Holcomb Bridge Road

Alpharetta, GA 30022

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL



For investment information:
Barry Joyner • Associate Broker

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**
- **1st Floor 3600 sf leased to Allcare, primary and immediate medical services at \$26.50/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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Aerial View of Property



Investment Contact:



Barry Joyner

Associate Broker

Berkshire Hathaway HomeServices Georgia

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PROPERTY MANAGEMENT

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