

# Alpharetta Office Condo Investment!

1125 Cambridge Sq Ste A Alpharetta, GA  
30009



FOR SALE

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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

# For Sale

1125 Cambridge Sq Ste A Alpharetta, GA 30009



## 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 three year commitment 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:	\$339,000
Number of Units:	1
Building Size:	2,048 SF
NOI:	\$23,832.00
Cap Rate:	7.03%

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

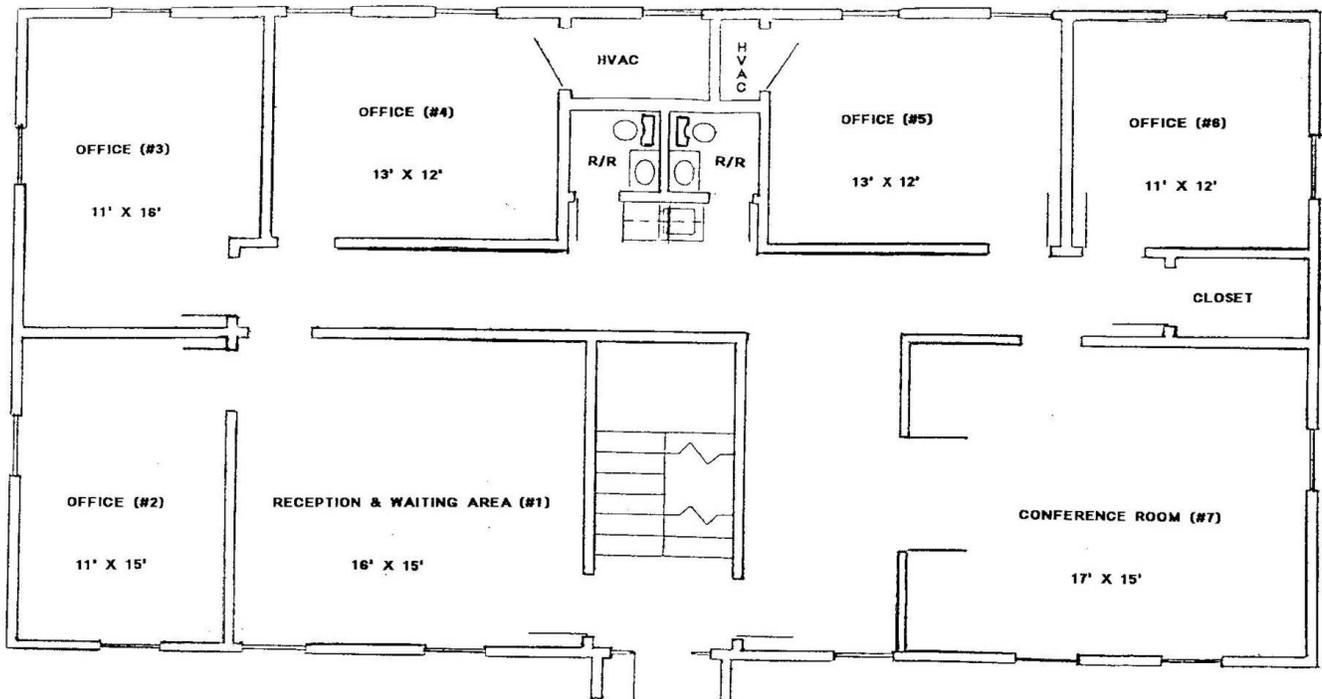
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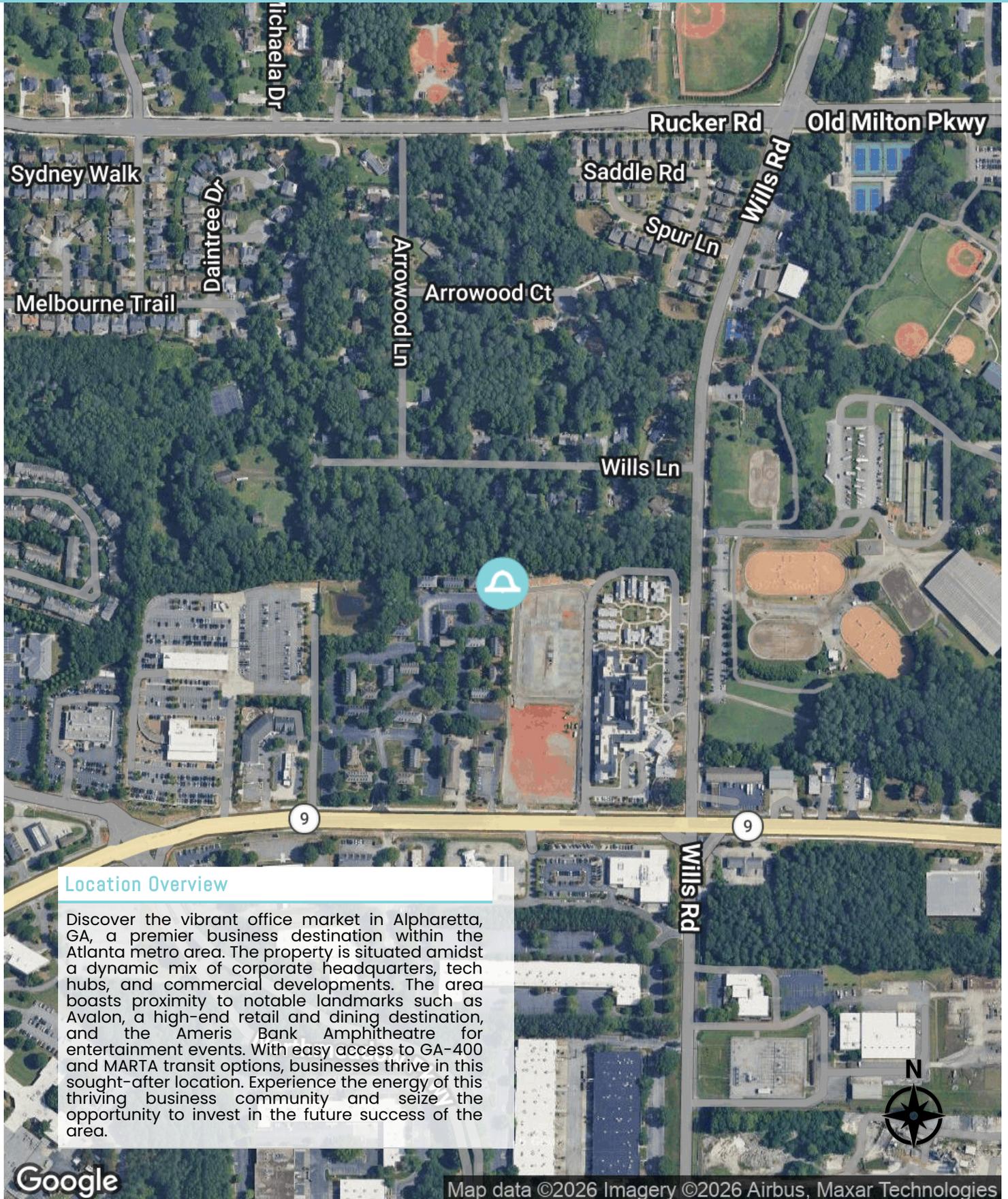
ALL SIZES ARE APPROXIMATE - ACTUAL SIZES MAY VARY



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

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### Location Overview

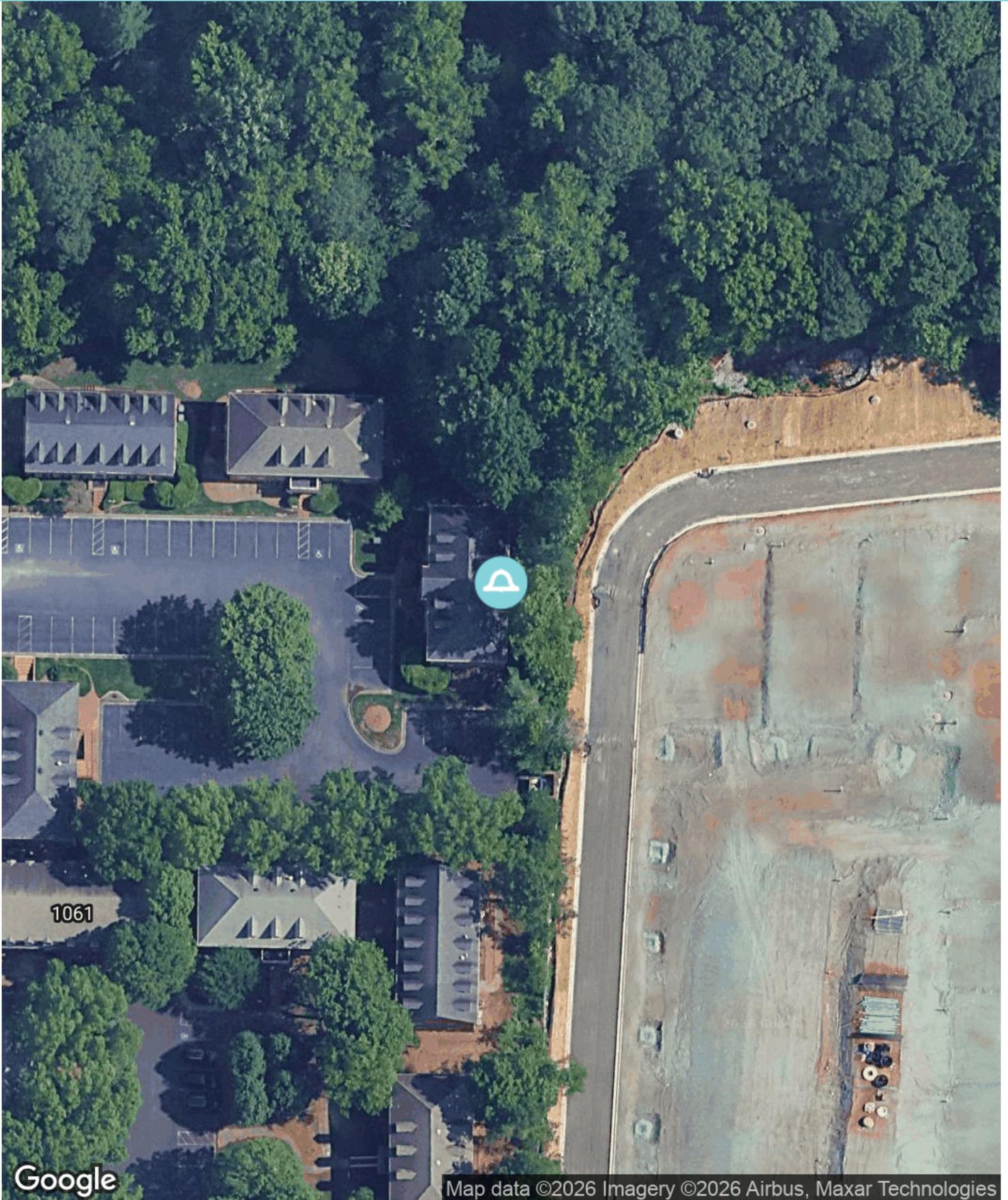
Discover the vibrant office market in Alpharetta, GA, a premier business destination within the Atlanta metro area. The property is situated amidst a dynamic mix of corporate headquarters, tech hubs, and commercial developments. The area boasts proximity to notable landmarks such as Avalon, a high-end 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

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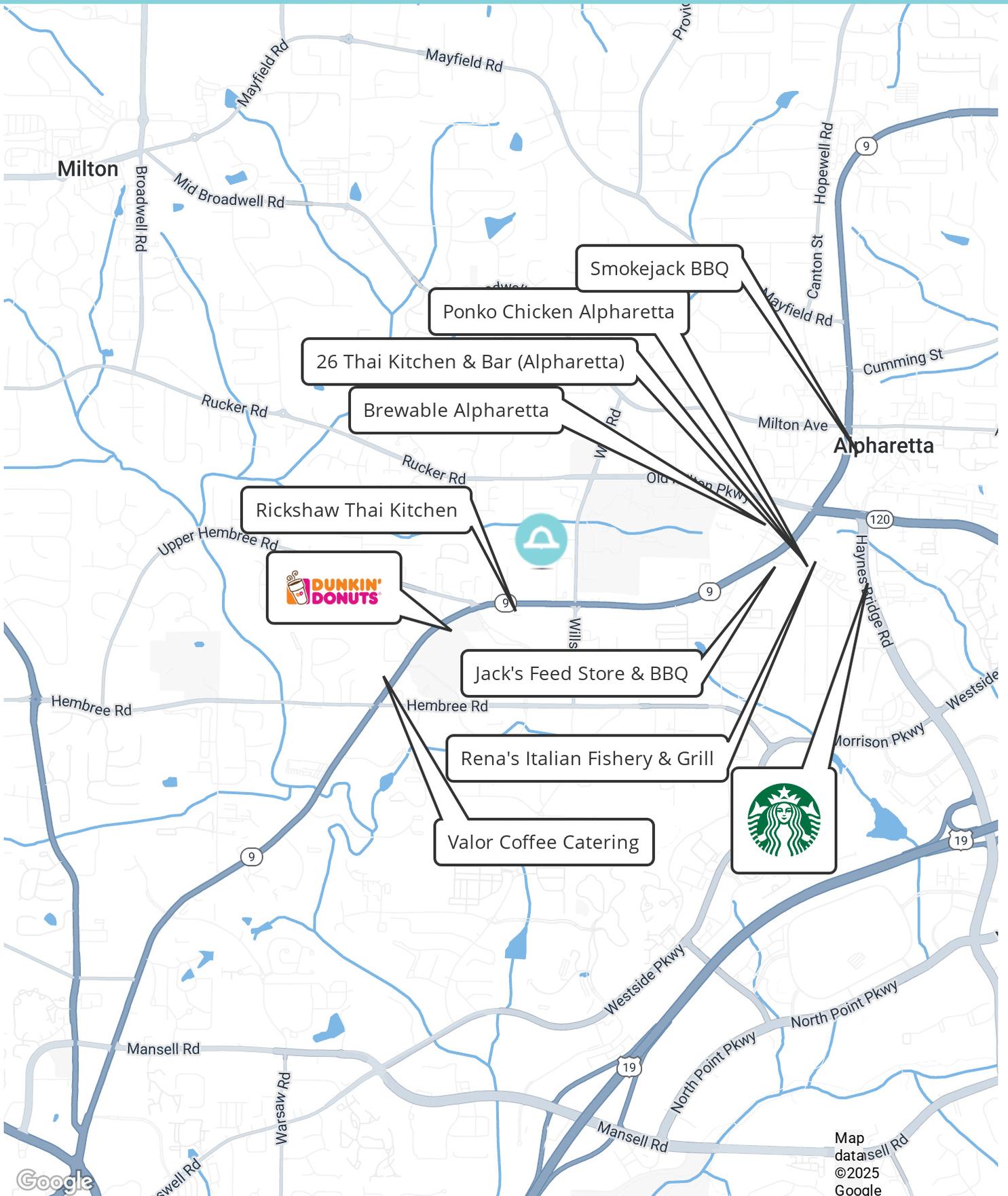
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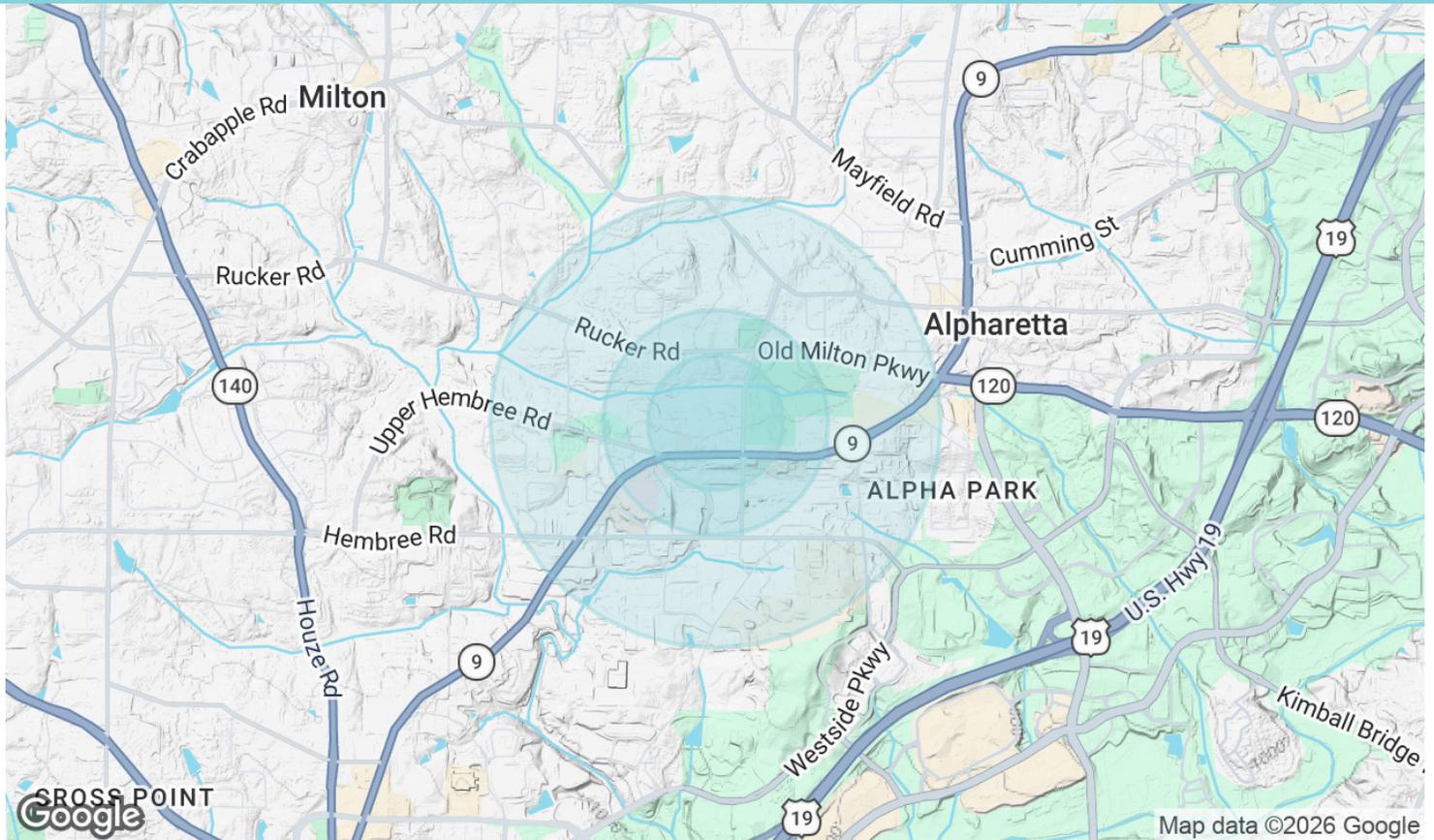
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## Population

	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