

Alpharetta Office Condo Investment!

1125 Cambridge Sq Ste C Alpharetta, GA
30009



FOR SALE

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For Sale

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Property Description

BellStreet is proud to introduce an exceptional investment opportunity in Alpharetta, GA. This prime property features a well-maintained 2,000 SF office condo, ideal for an Office / Office Building investor looking for a stable investment. . Built in 1989 and zoned O-I, it offers versatility and potential for a range of businesses. The strategic location in the Alpharetta area ensures access to a vibrant business community and a strong customer base. With its solid construction and favorable zoning, this property presents an attractive proposition for investors seeking a valuable addition to their portfolio in a thriving commercial hub.

Property Highlights

- New 5 year lease with a long term tenant
- HOA responsible for the roof
- New HVAC unit installed
- Minimal landlord responsibilities
- 2% Annual escalations
- 24 Hour Access
- Natural Light

Offering Summary

Sale Price:	\$320,000
Number of Units:	1
Building Size:	2,048 SF
NOI:	\$20,340.00
Cap Rate:	6.36%

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

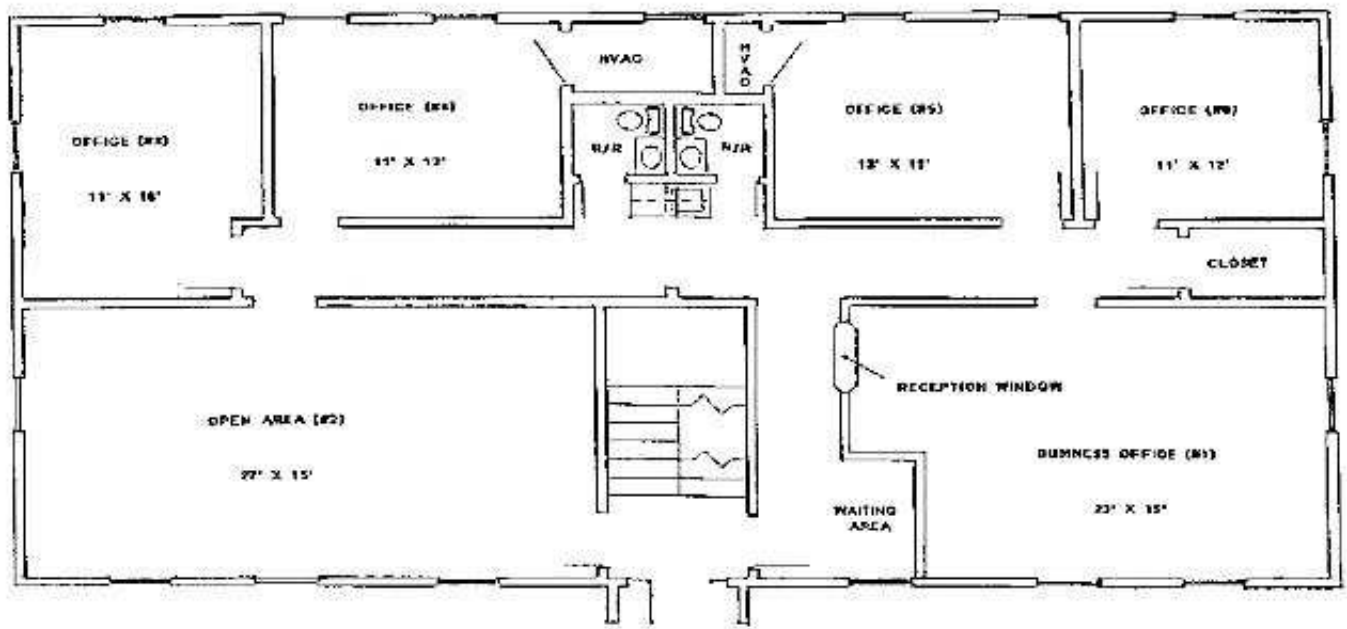
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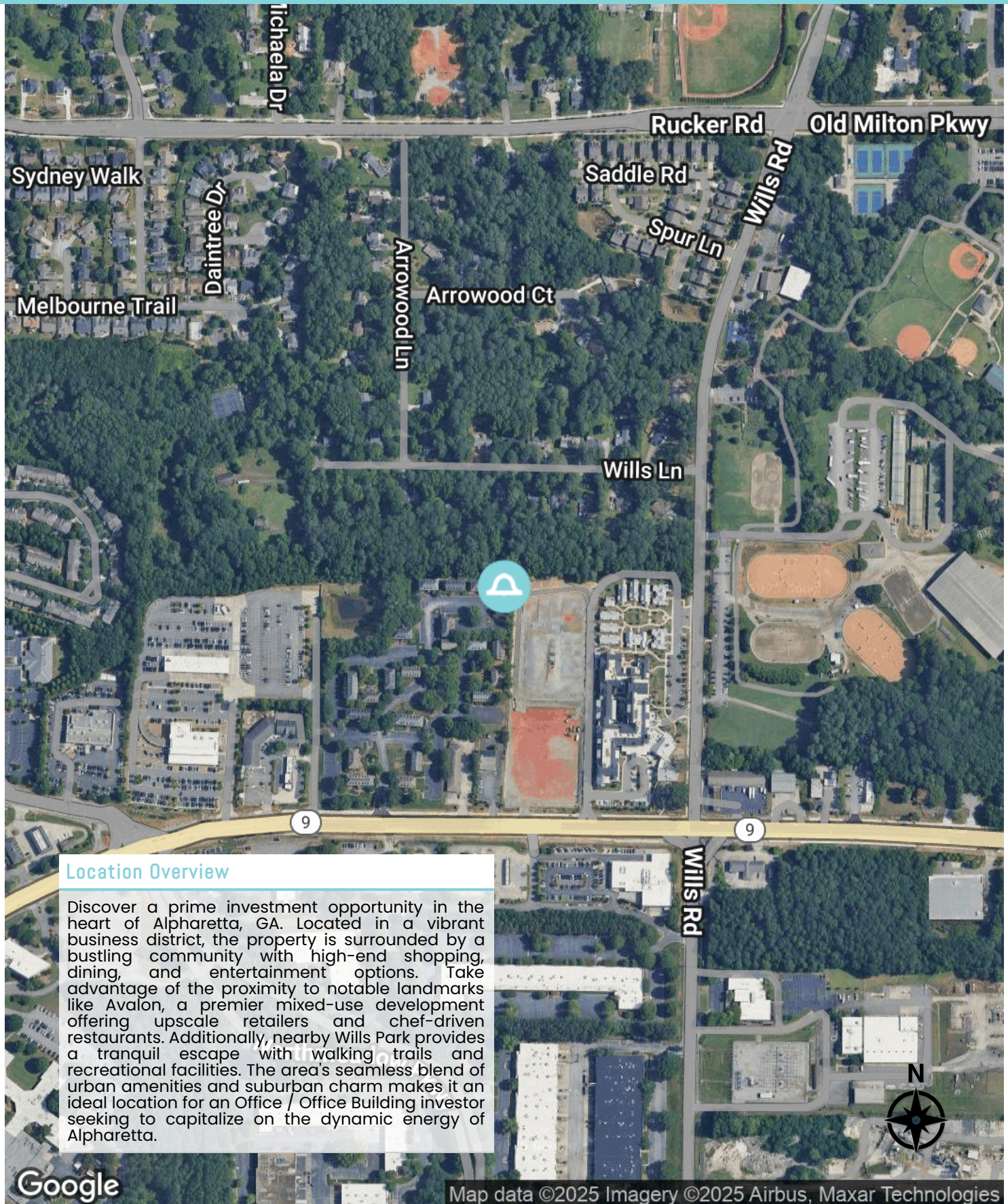
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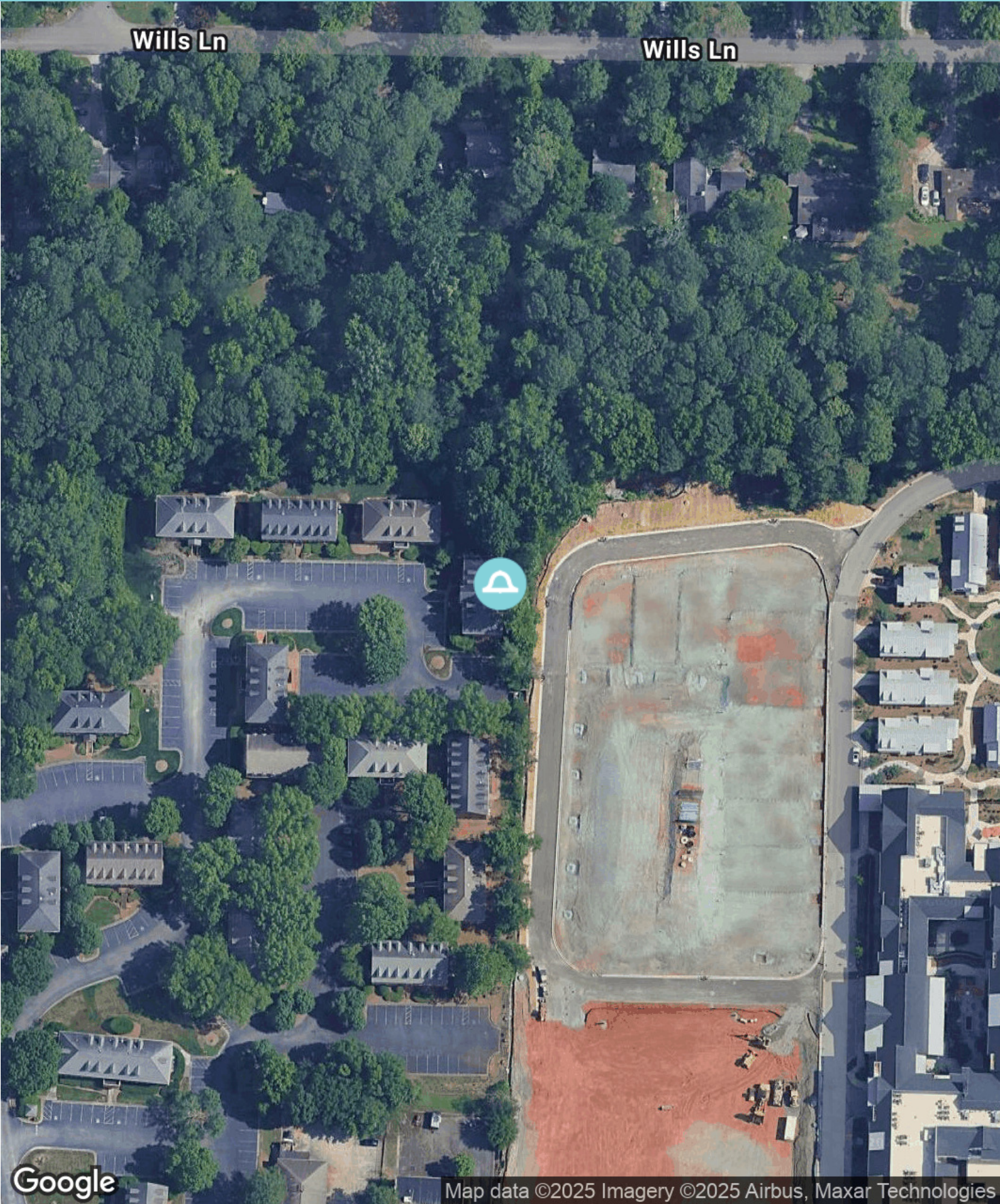


Location Overview

Discover a prime investment opportunity in the heart of Alpharetta, GA. Located in a vibrant business district, the property is surrounded by a bustling community with high-end shopping, dining, and entertainment options. Take advantage of the proximity to notable landmarks like Avalon, a premier mixed-use development offering upscale retailers and chef-driven restaurants. Additionally, nearby Wills Park provides a tranquil escape with walking trails and recreational facilities. The area's seamless blend of urban amenities and suburban charm makes it an ideal location for an Office / Office Building investor seeking to capitalize on the dynamic energy of Alpharetta.

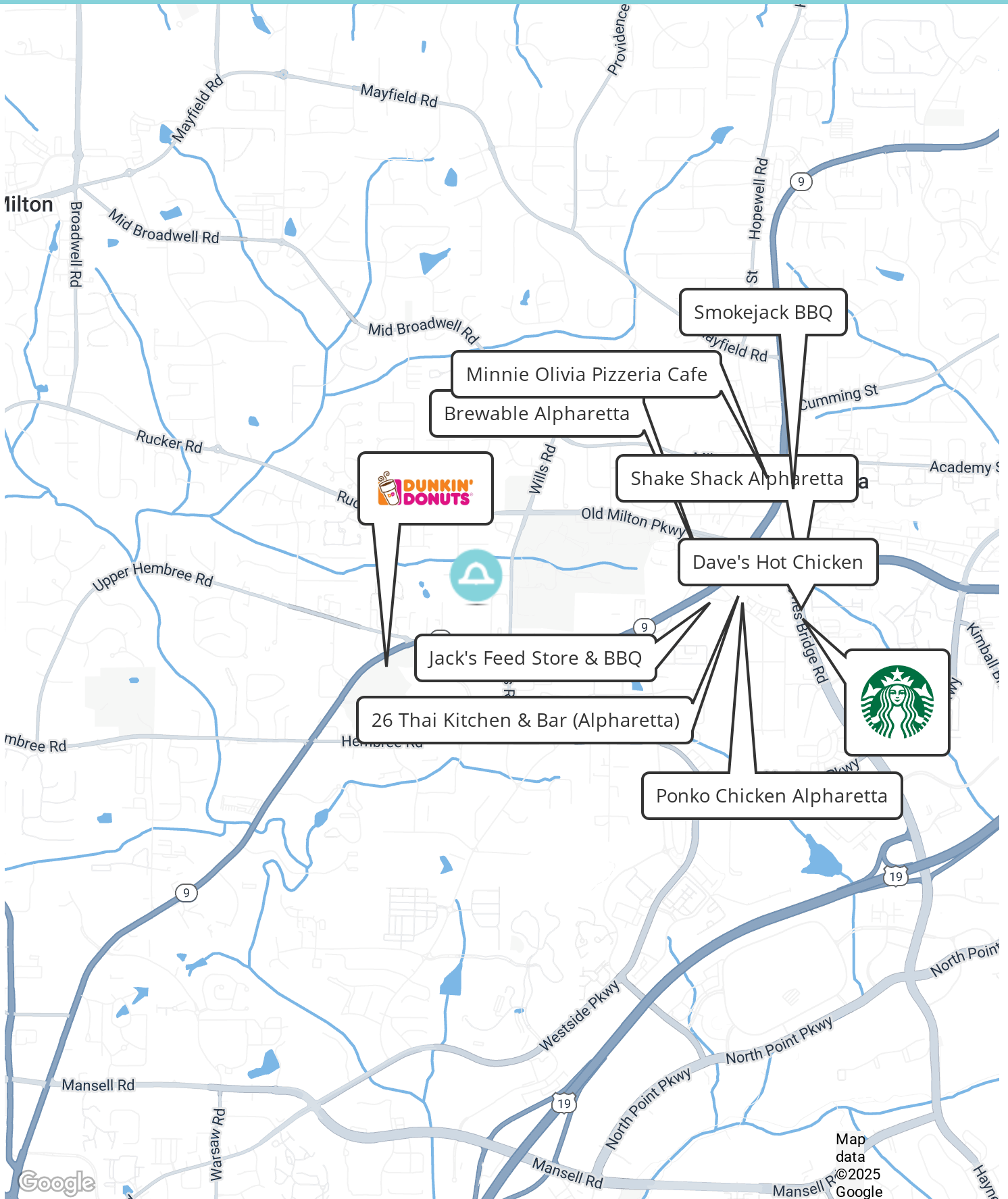
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Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



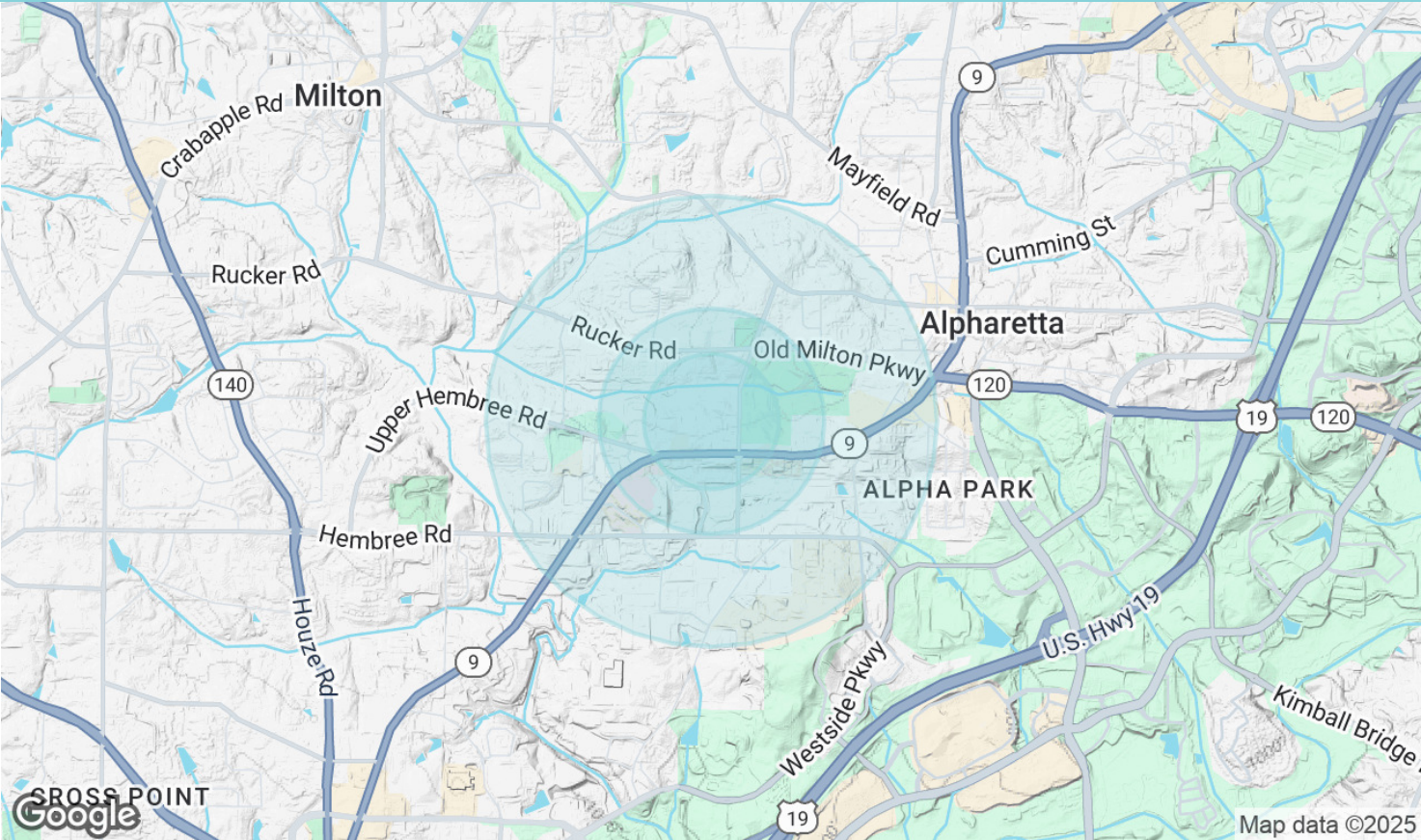
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	343	989	6,687
Average Age	41	40	40
Average Age (Male)	39	38	39
Average Age (Female)	43	42	41

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