

HOT CHAMBLEE MARKET FOR SALE

Office/Retail/ Medical



Potential New Look

\$1,465,000

- ◆ **High Traffic Count**
- ◆ **High Exposure**
- ◆ **Free Advertising**

Perfect Location for:

- ◆ **Real Estate Firms**
- ◆ **Retail Stores**
- ◆ **Attorneys & Tax Prep**
- ◆ **Financial Advisors**
- ◆ **Dentist**
- ◆ **Medical**



Call Today



Rick Ferguson



**ATL COMMERCIAL
REAL ESTATE**

3645 Chamblee Dunwoody Road, Chamblee 30341

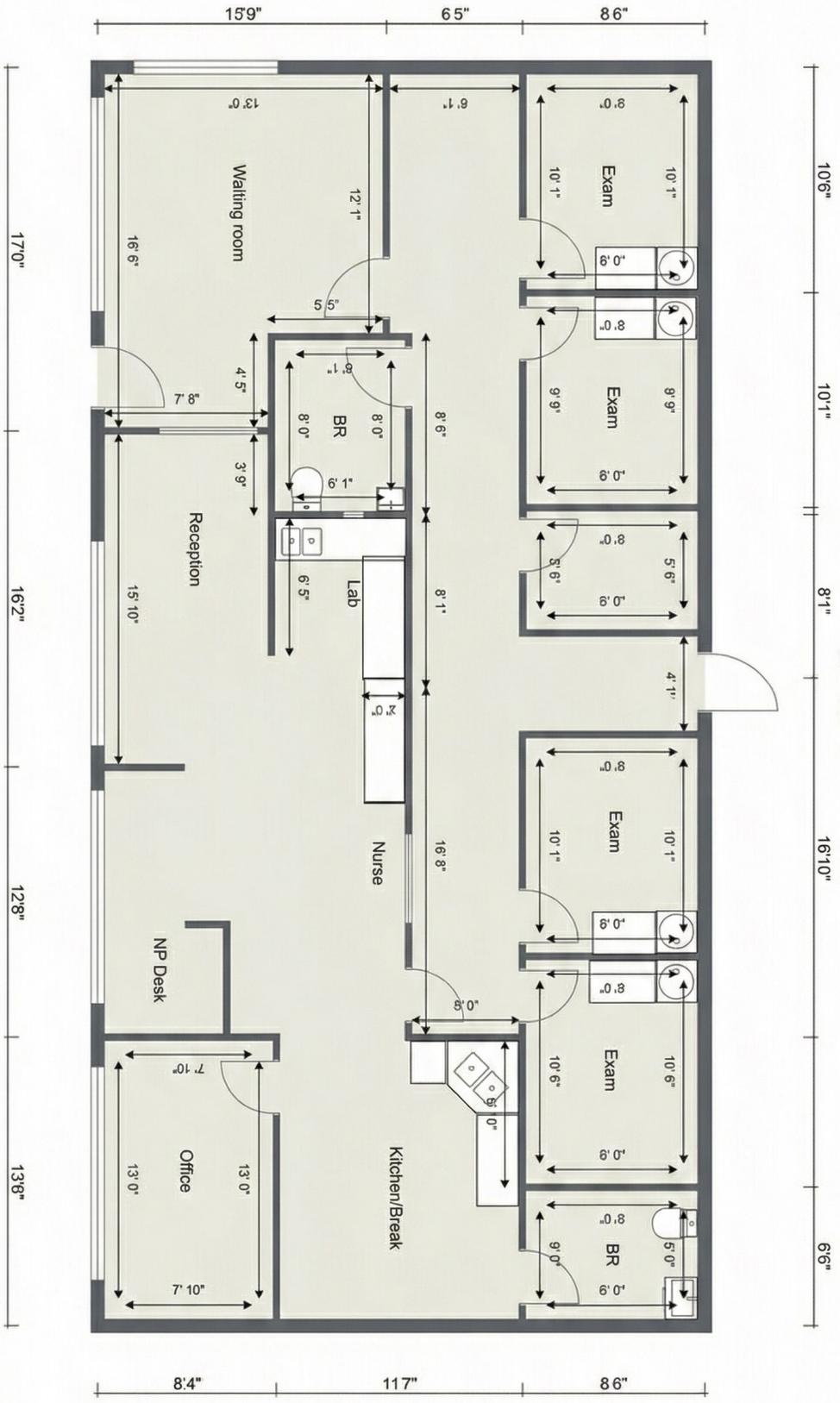
678-209-3100 tele/text
RickFerguson@ATL-CRE.com



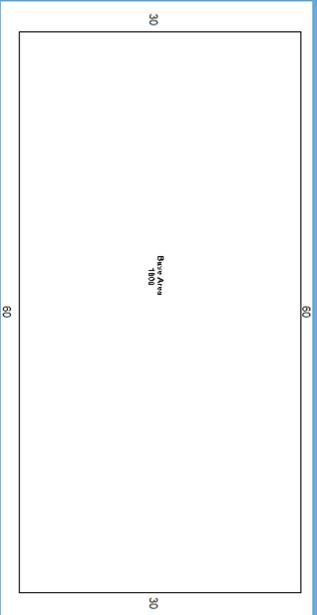
Other Types of Business that would benefit from the high exposure



Office Level 1



1,800 sf





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December 29, 2025 12:10 PM



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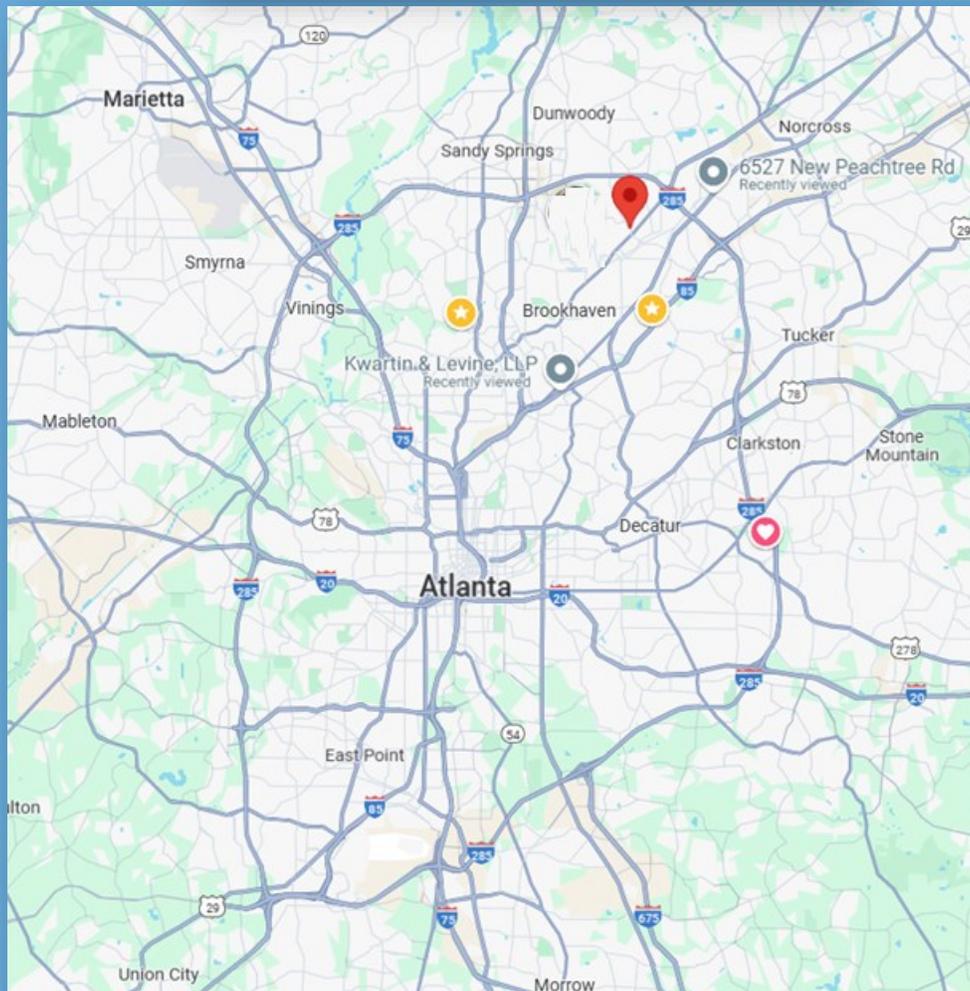
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Location

*Corner lot with access
from two streets*





Rick Ferguson

Managing Broker- ATL Commercial Real Estate, Inc. License H77278

RickFerguson@ATL-CRE.com

678-209-3100

Rick's commercial real estate expertise centers on common sense and skilled negotiations. Raised in a middle class blue collar town in upstate New York, Rick learned how to work hard, be persistent and get things done.

Upon graduation from Siena College with a Bachelor's degree in Marketing and Management Rick visited Atlanta and was fascinated with the newness, fast/fun pace and business community. This visit lead to relocating two weeks later to Atlanta and landing a 20 year career selling business telephone systems to hundreds of real estate, doctor, attorney, CPA., wealth management, construction related Etc. offices.

In 2005 Rick got licensed in real estate and began helping firms with their site selection, he assists to locate, negotiate and lease office space. In addition to site selection ATL Commercial Real Estate, Inc. represents firms and investors acquire commercial real estate. The firm also prides itself in taking property to market and selling for higher than anticipated prices. In 2019 Rick got licensed as a Broker and now can now supervise real estate agents.

Rick lives in Brookhaven with Kathy his Atlanta born wife and is in the process of becoming an empty nester as his children (two adopted from Russia & one an Atlanta native) venture into the real world.

Rick's hobbies include road biking, traveling, boating & driving his vintage convertible.

Organizations: National Association of Realtors Georgia Association of Realtors Atlanta Commercial Board of Realtors, Real Professionals Network, Buckhead 50 Club, Southern Resource Group, Siena Alumni Organization & Dunwoody Baptist Church.