



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (Gross)
AVAILABLE SF:	3,008 SF
LOT SIZE:	1.8 Acres
YEAR BUILT:	1965
RENOVATED:	2018
ZONING:	Parkway Village
MARKET:	Atlanta MSA
SUBMARKET:	Roswell
APN:	12 187003931201

PROPERTY OVERVIEW

Introducing 55 W Crossville, an exceptional leasing opportunity in Roswell, GA. This well-appointed property offers great visibility, a high traffic count of 47,800, and easy access to and from Hwy 92, enhancing its appeal for a wide range of businesses. Property is zoned within the City Limits of Roswell. Property is zoned Parkway Village Zoning (PV). A copy of the permitted uses can be found under the documents tab.

Building is a total of 3,008/SF, Main Floor = +/-1,500/SF. Basement/Storage = +/-1,500/SF. Building has set vacant for over 2 years. Property does have deferred maintenance. Owner is willing to discuss rent concessions barring offer terms. The main floor has a reception area, break room, 3 - offices, and a conference room.

Tenant is responsible for paying their own utilities. Water, electric, gas, internet. Please reach out with any additional questions.

PROPERTY HIGHLIGHTS

- Great Visibility
- High Traffic Count: 47,800
- Easy Access to/from Hwy 92

See Documents for Permitted Uses

JAKE CREVISTON

O: 770.992.5112
j.creviston@svn.com
GA #365989