



## 585 Colonial Park Dr

585 Colonial Park Dr, Roswell, GA 30075

**Rosa Nesbit**

Serenity Partners

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# 585 Colonial Park Dr

\$1,300,000

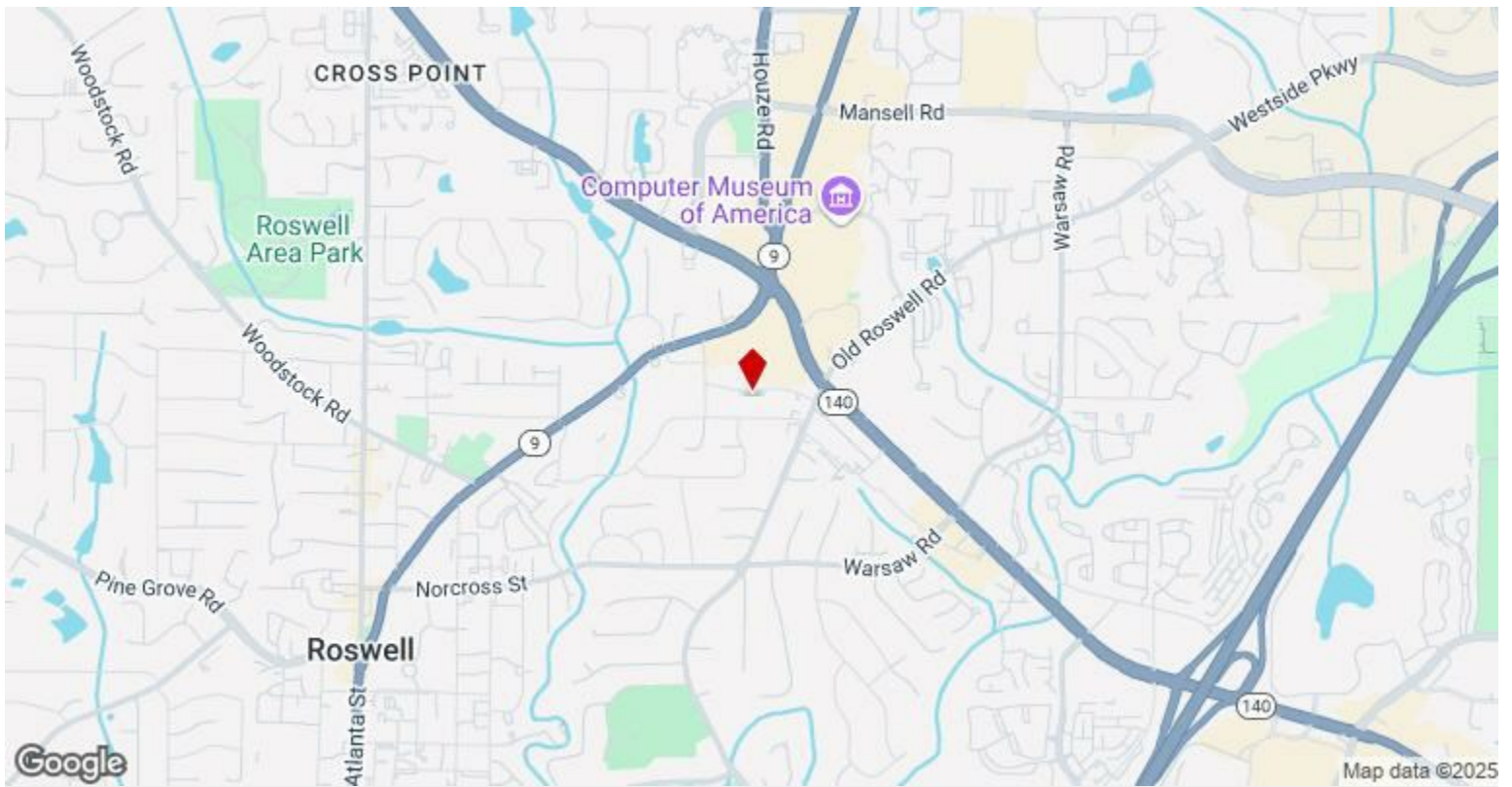
Prime investment opportunity. This office building located just off of Holcomb Bridge Rd, a major thoroughfare has been completely renovated. Building upgrades began in 2022 and a brand new CO was issued in Oct 2024. Renovations included a new roof, new electric wiring, new HVAC system, new plumbing, all new windows and all new interior upgrades making this property a pristine canvas for investors and owners. Inside: 1st floor has 6 offices, 2nd floor has 6 offices, 3rd floor has 5 offices. Each floor has 2 restrooms and a kitchenette - no HOA!...

- Fully renovated interior plus new roof, HVAC, electric, plumbing and all new windows.
- 100% Vacant, ready to move in.



Price:	\$1,300,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.41 AC
Gross Building Area:	6,054 SF
Rentable Building Area:	5,250 SF
No. Stories:	3
Year Built:	2000
Tenancy:	Multiple
Parking Ratio:	4.19/1,000 SF
Zoning Description:	OP
APN / Parcel ID:	12-2091-0466-067
Walk Score ®:	63 (Somewhat Walkable)
Transit Score ®:	32 (Some Transit)





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# Property Photos



Building Photo



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Interior Photo



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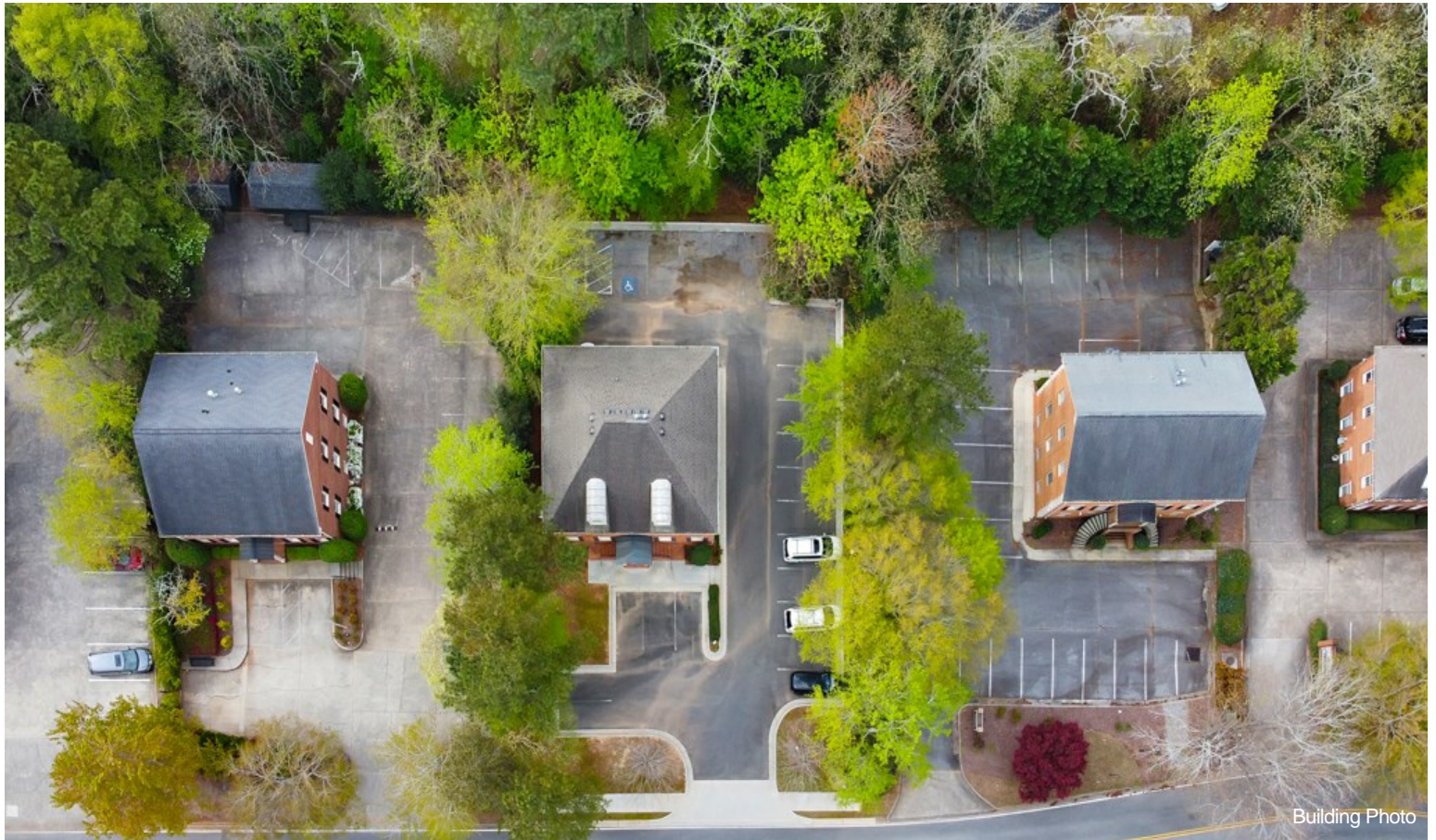
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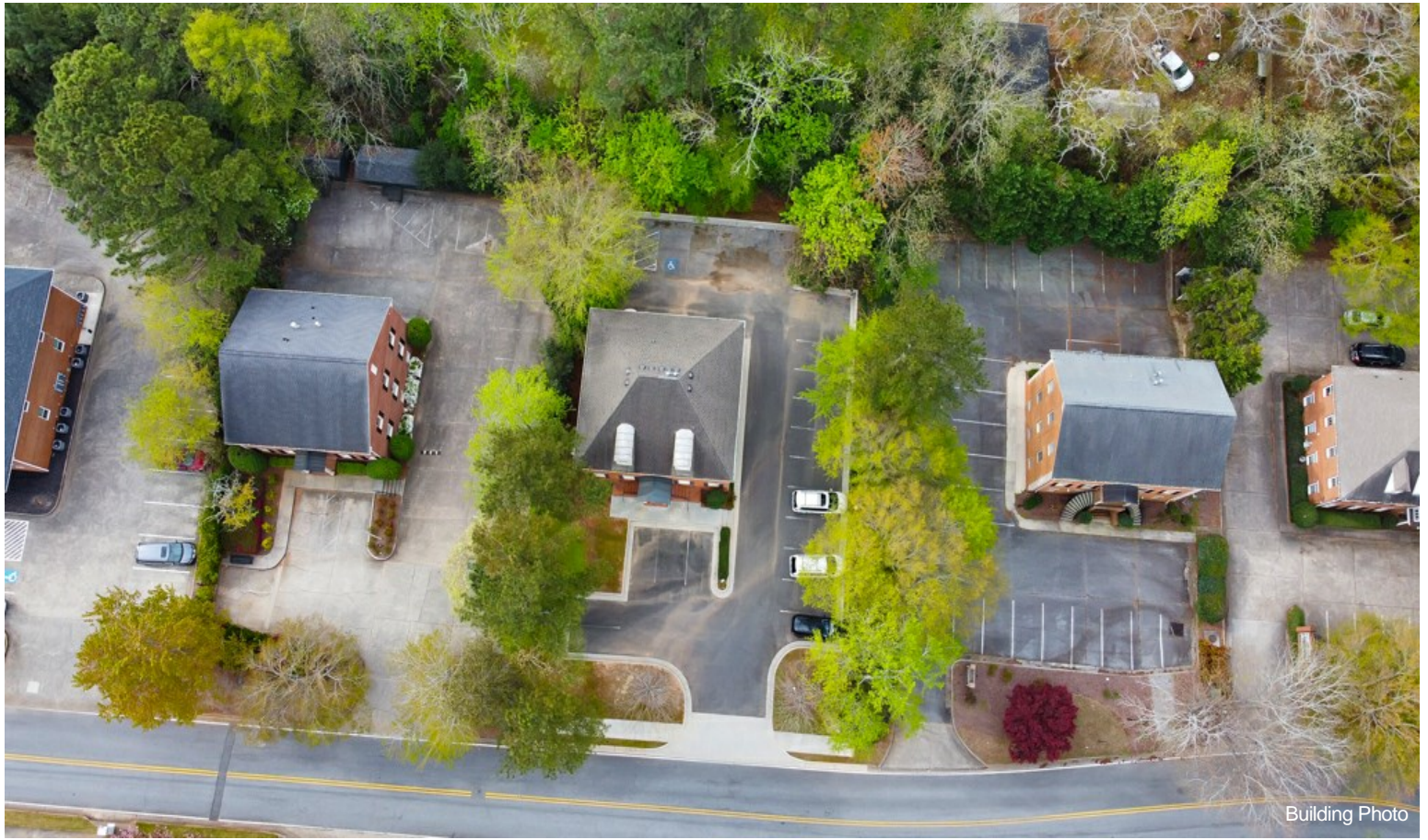
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