

Medical Office Buildings With Income For Sale



Space Available: 4,086sf - 5,338sf | **Medical or Office**
Sale Price: \$2,989,100 (\$120/sf) | **Proforma Cap Rate:** 11.35%



Property Details:

- Two Free Standing Buildings Consisting of 24,912sf
- Ideal for Investor or Owner-User
- Includes Two Monument Signs Fronting Upper Hembree Rd.
- Ample Parking
- Located Half Mile to North Fulton/WellStar Hospital
- 1250 Building: 12,490sf with 5,338sf Available
- 1260 Building: 12,422sf with 4,086sf Available
- Buildings can be Sold Separately
- Rent Roll and OPEX Available upon Request
- Minutes to Retail, Banking and Restaurants
- Easy Access to GA-400

For more information, please contact:

Lenny Rindsberg

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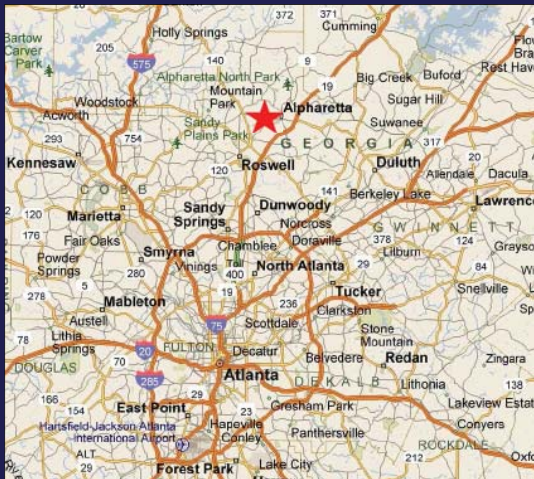
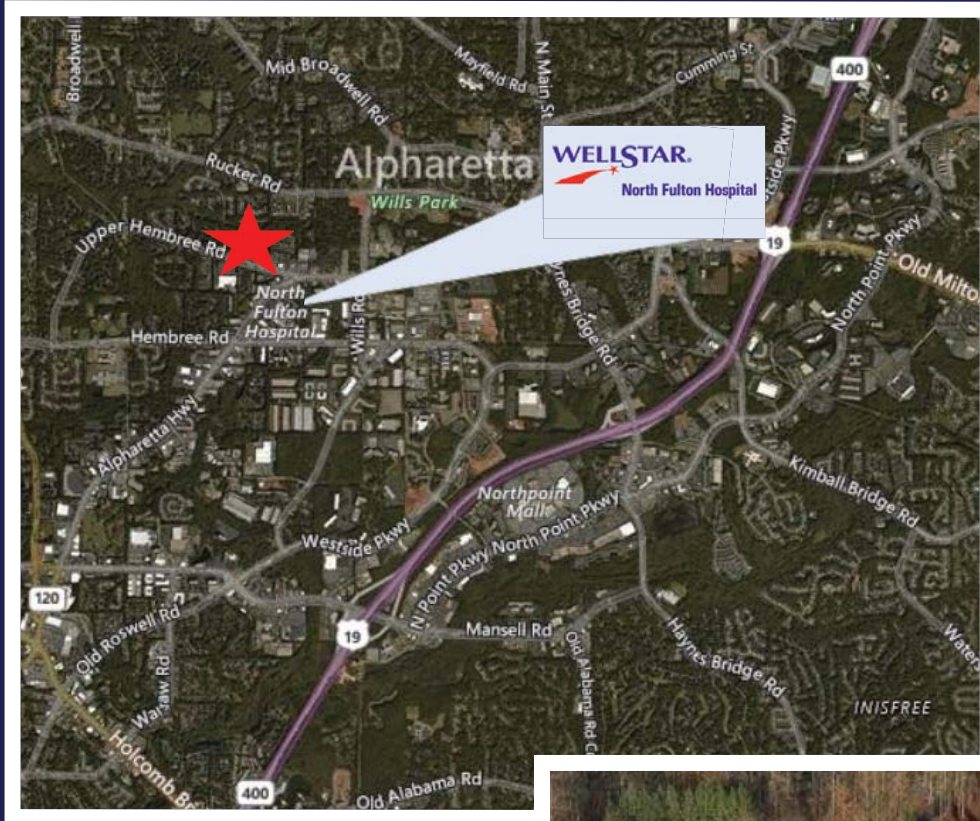
Jay Hammond

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1250-1260 Upper Hembree Road



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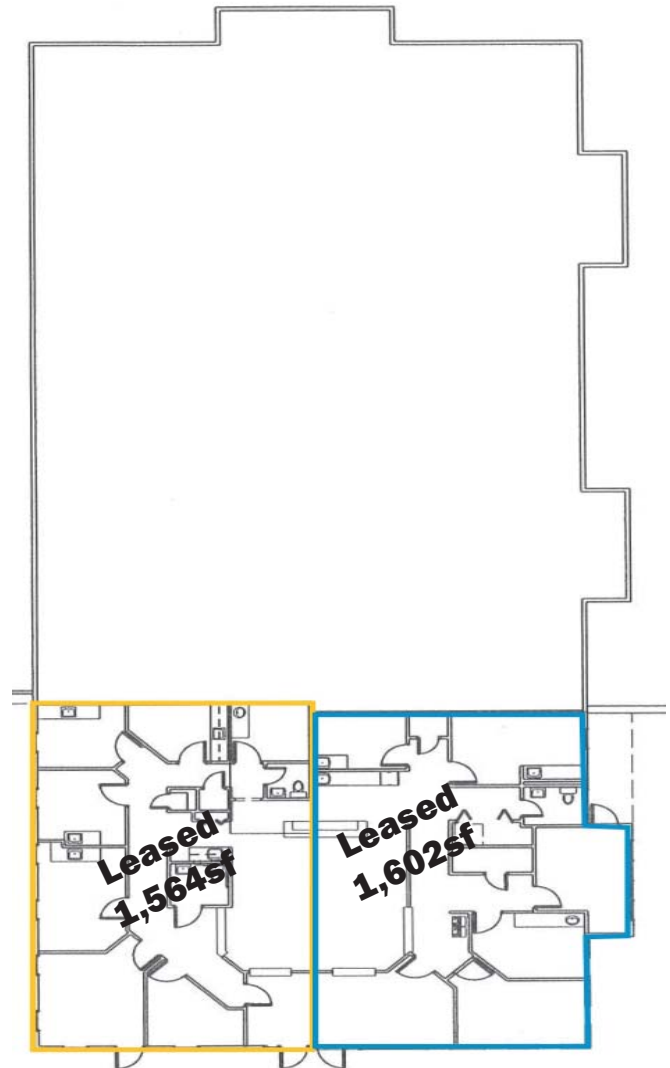
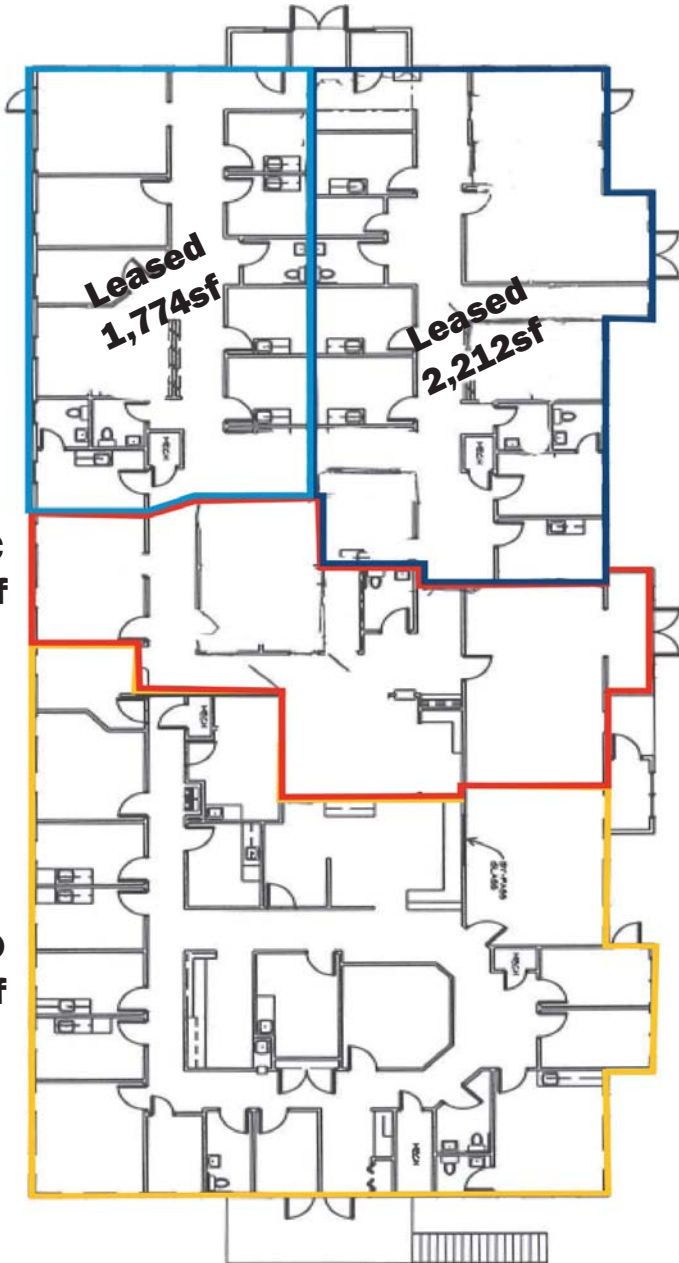
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1250 Upper Hembree Road

Upper Level
9,324sf

Lower Level
3,166sf



Suite C
1,608sf

Suite D
3,730sf

Leased
1,774sf

Leased
2,212sf

Leased
1,564sf

Leased
1,602sf

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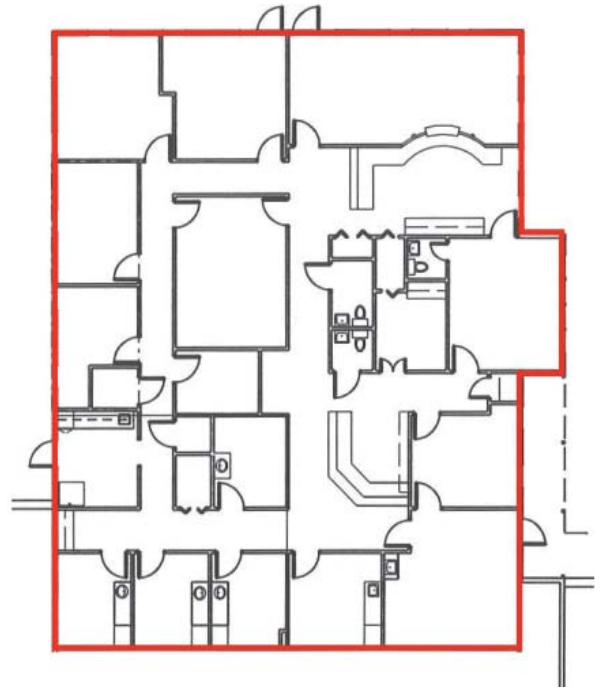
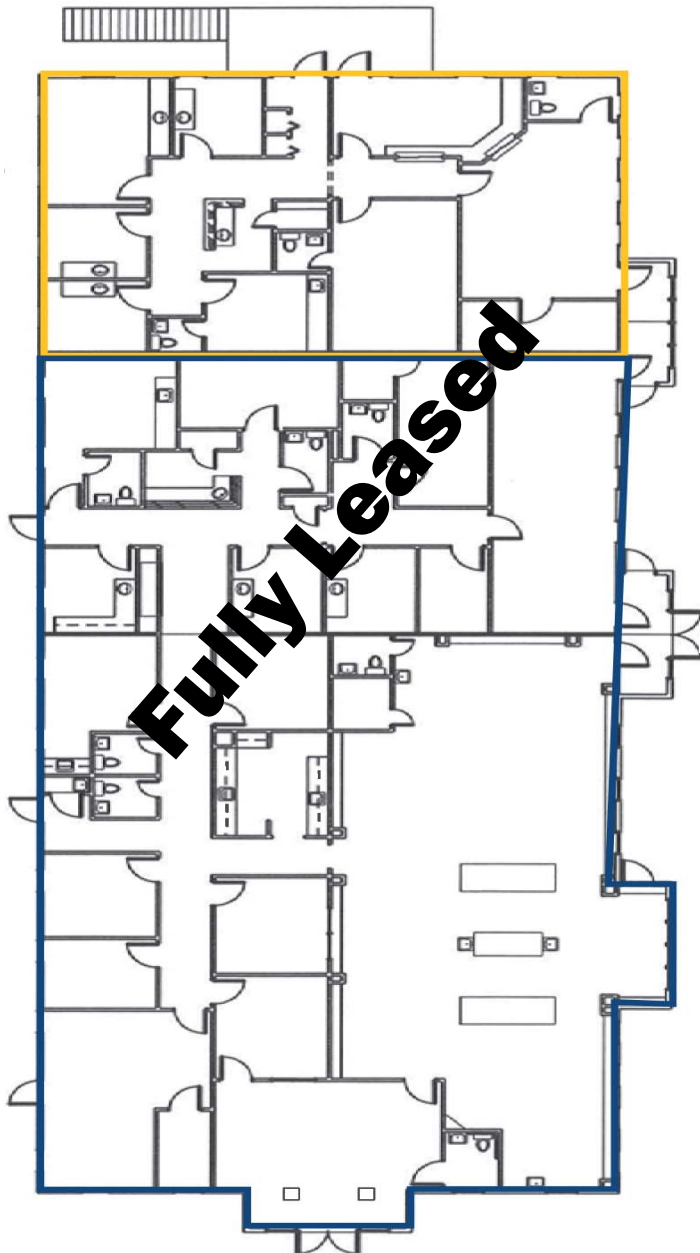
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1260 Upper Hembree Road

Upper Level
8,336sf

Lower Level
4,086sf



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