

# Property Type: Office Condominium

## 1847 Peeler Road, Unit A

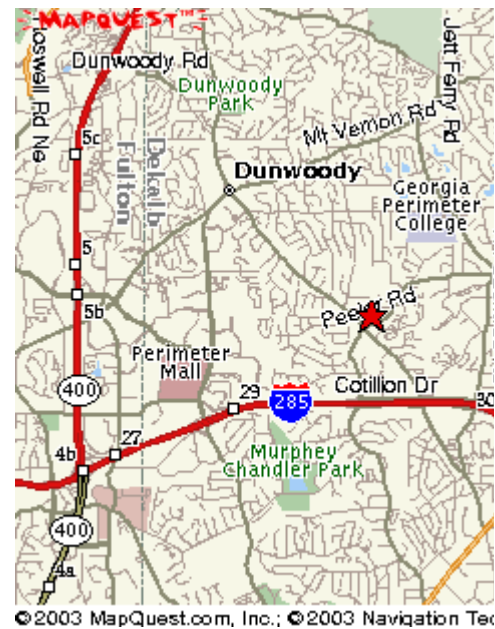
### Dunwoody, GA 30338

**FOR SALE**



**1847 Peeler Road, Unit A**

- **1,000 s.f. building for sale**
- **Main floor unit**
- **Ready for occupancy November 1, 2006**
- **Park at your front door**
- **Located at corner of Chamblee Dunwoody and Peeler Road**
- **Great access to I-285**



**Dan Decraene**

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# Executive Summary

*1847 Peeler Road, Unit A  
Dunwoody, GA 30338*

Size	1,000 s.f. available for owner on main floor
Asking Price Sale	\$129,900 for 1,000 s.f. or \$129.90 s.f.
Age	Built in 1985
Zoning	Property is zoned O & I
Utilities	All utilities are available to the site
Parking Ratio	4 spaces per 1,000 s.f.

## Expenses

Utilities	\$1,750
Condominium Fees	\$1,400
Property Taxes	\$1,676
Maintenance	\$1,000
<b>Total Expenses</b>	<b>\$5,826</b>

Furnace and air conditioning unit have been replaced in the last 3 years

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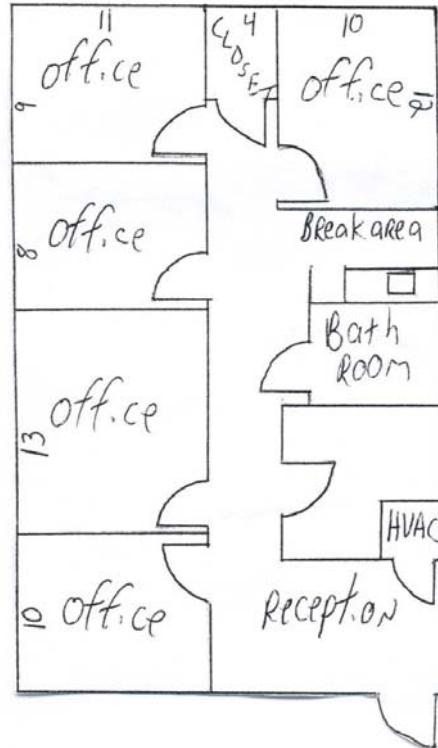
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# Floor Plan

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**1,000 s.f.**

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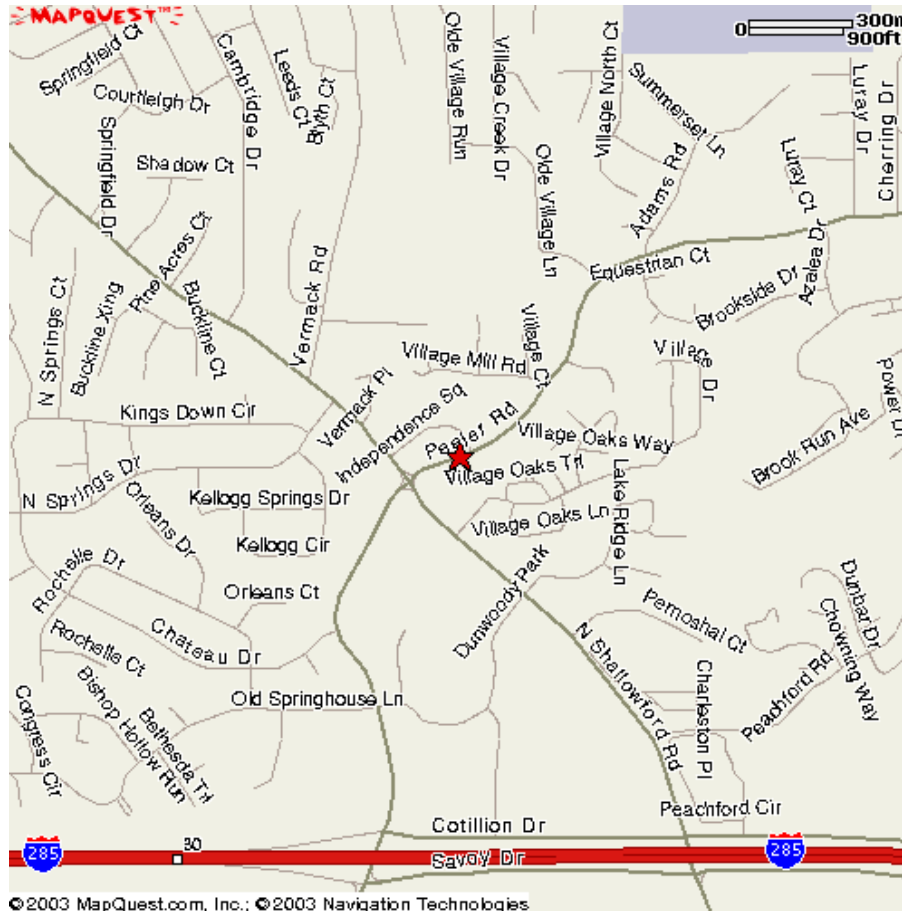
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# Location

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