

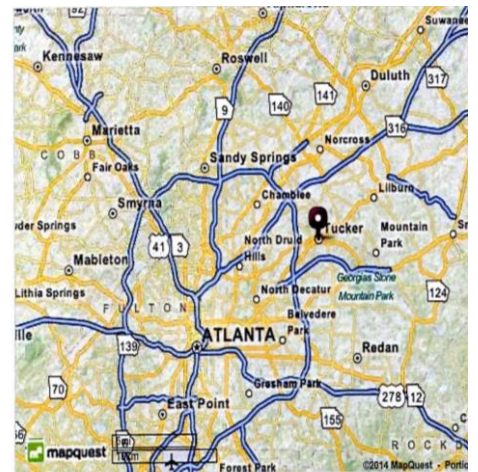
Property Type: Office Condominium 4228 First Avenue, Suite 5-6 Tucker, GA 30084

FOR SALE OR LEASE



Tucker Professional Building

- **1735 Square Feet Available**
- **Suite is For Sale or For Lease**
- **Main Floor Space**
- **Street Signage Available**
- **Ready for Immediate Occupancy**
- **Park at Your Front Door**
- **Located at Main Street and First Avenue in Tucker**



Dan Decraene
Advance Realty Service, Inc.

dan1@advance1.com
Tel. (770) 220-2626

www.advancerealty.net
Fax (770) 220-2606

Interior Photos

4228 First Avenue, Suite 5-6

Tucker, GA 30084



Executive Summary

*4228 First Avenue, Suite 5-6
Tucker, GA 30084*

For Sale

Size	1735 s.f. for sale on main floor.
Asking Price for Sale	Suite 5 & 6 -1,735 s.f. - \$86,750 or \$50 per square foot
Age	Built 1985
Zoning	Property is zoned O & I - Office & Institutional
Utilities	All utilities are available to the site
Parking Ratio	4 spaces per 1,000 s.f.

Expenses

Condominium Fees – Includes electric, gas, water, sewer, building insurance, inside and outside maintenance	\$4.63 s.f.
Property Taxes	\$1.45 s.f.
Total Expenses	\$6.08 s.f.

For Lease

Lease Rate	\$13.00 s.f. with Tenant paying their own janitorial
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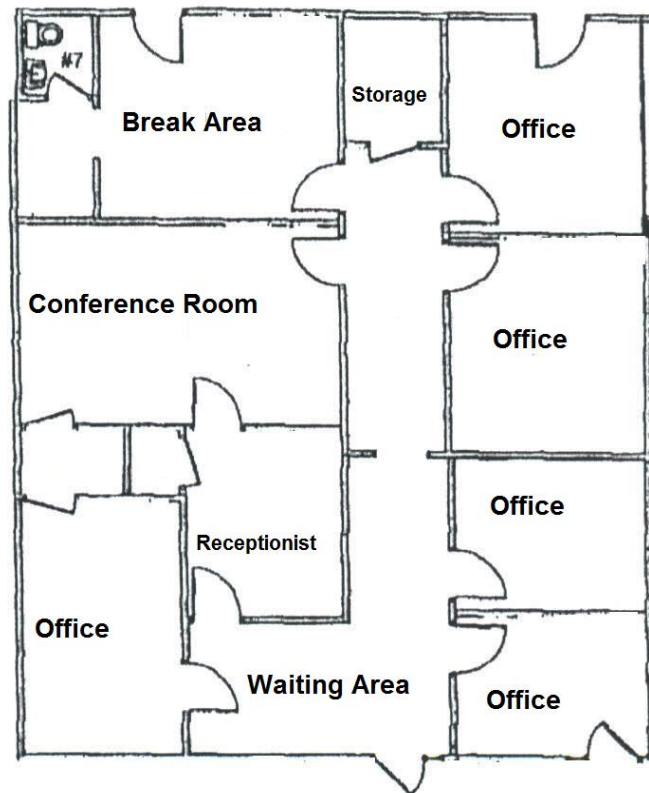
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Floor Plan

4228 First Avenue, Suite 5-6

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Suite 5 - 6

1,735 s.f.

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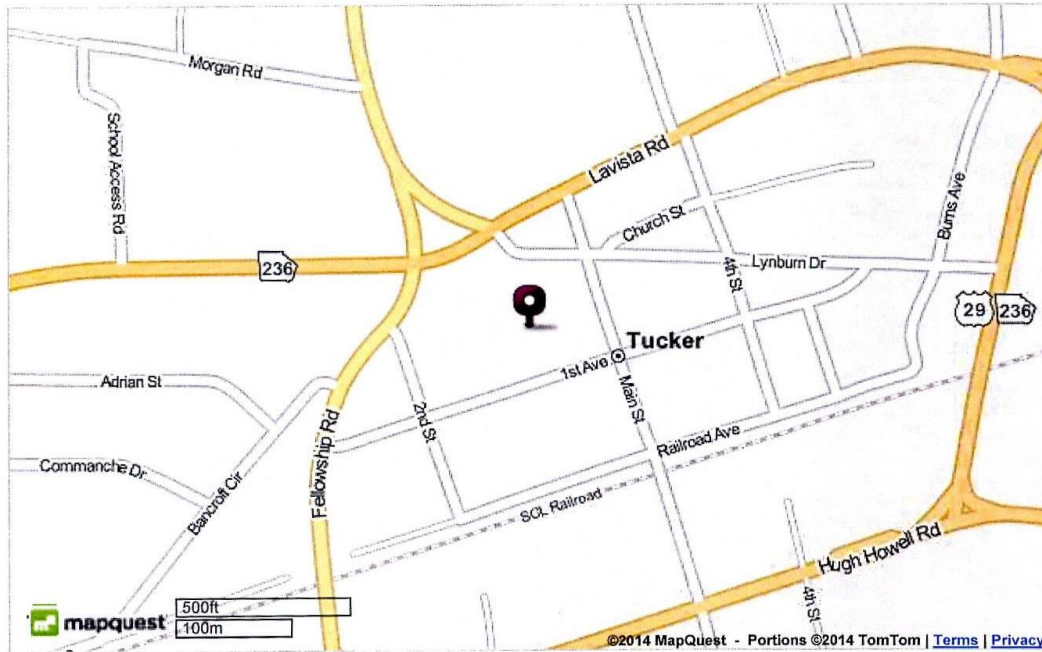
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Location

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