

*Presented By:*

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**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A  
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# MARKET DISTRICT CRABAPPLE OFFICE CONDOS

\*\*\*\*OPPORTUNITY TO PURCHASE OFFICE SUITES\*\*\*\*

12655 BIRMINGHAM HIGHWAY, ALPHARETTA, GA 30004



**POWELL**  
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FOR SALE

# MARKET DISTRICT CRABAPPLE OFFICE CONDOS

12655 BIRMINGHAM HIGHWAY, ALPHARETTA, GA 30004



## LOCATION INFORMATION

Building Name	Market District Crabapple Office Condos
Street Address	12655 Birmingham Highway
City, State, Zip	Alpharetta, GA 30004
County	Fulton
Market	Atlanta
Sub-market	N Fulton/Milton/Crabapple
Cross-Streets	Mayfield/Charlotte Rd Extension

## BUILDING INFORMATION

Minimum Ceiling Height	10 ft
Number of Floors	3
Average Floor Size	4,500 SF
Construction Status	Under construction- Avail Sept 1, 2020
Building 1 Suite 1:301- 655 SF	Starting from \$226,000
Building 1 Suite 1:302- 682 SF	UNDER CONTRACT
Building 1 Suite 1:303- 694 SF	UNDER CONTRACT
Building 1 Suite 1:304- 712 SF	UNDER CONTRACT
Building 1 Suite 1:305- 655 SF	\$226,000

## PROPERTY HIGHLIGHTS

- Walking distance to schools
- Sensible parking
- 900 ft of frontage on Charlotte Rd extension
- Complete three-story buildings of 13,500+/- SF with restaurant on main floor

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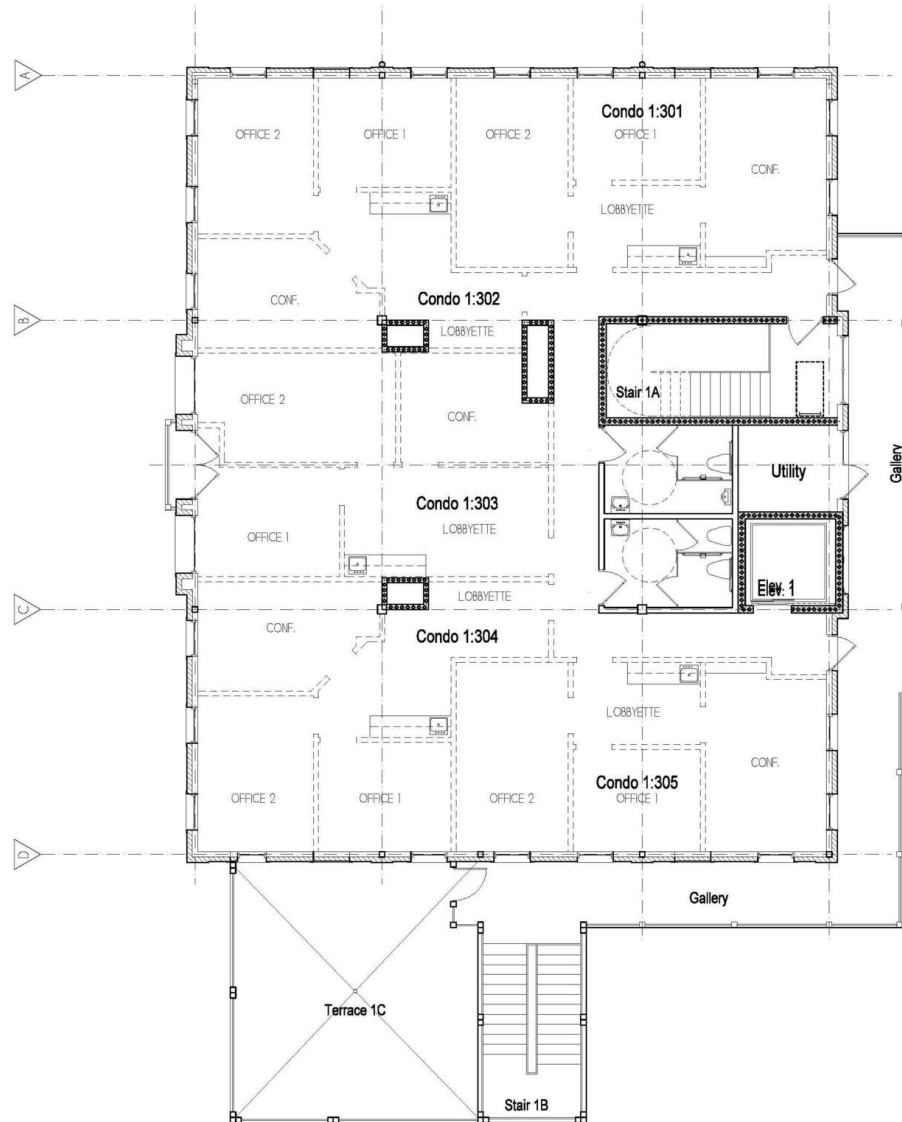
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