

OFFICE BUILDING FOR SALE

OLD ROSWELL CLASSIC OFFICE BUILDING

71 Vickery St, Roswell, GA 30075



OFFERING SUMMARY

SALE PRICE:	\$950,000
LOT SIZE:	0.19 Acres
BUILDING SIZE:	3,168 SF
MARKET:	Roswell
PRICE / SF:	\$299.87

PROPERTY OVERVIEW

Classic Office building in a quiet setting in Old Roswell off Sloan St. Priced below market

PROPERTY HIGHLIGHTS

- Fantastic Roswell Location off Sloan St
- Very Private and quiet area
- Across from Vickery Park
- Ample Parking-Private rear & extra street parking
- 2 separate walk up entrances on 2 levels
- Big open area on one floor with several cubicle
- Priced below market for a motivated seller

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

SCOTT MORCHOWER
Director, Associate Broker
O: 678.495.1852
C: 770.310.9575
smorchower@kw.com
GA #334182

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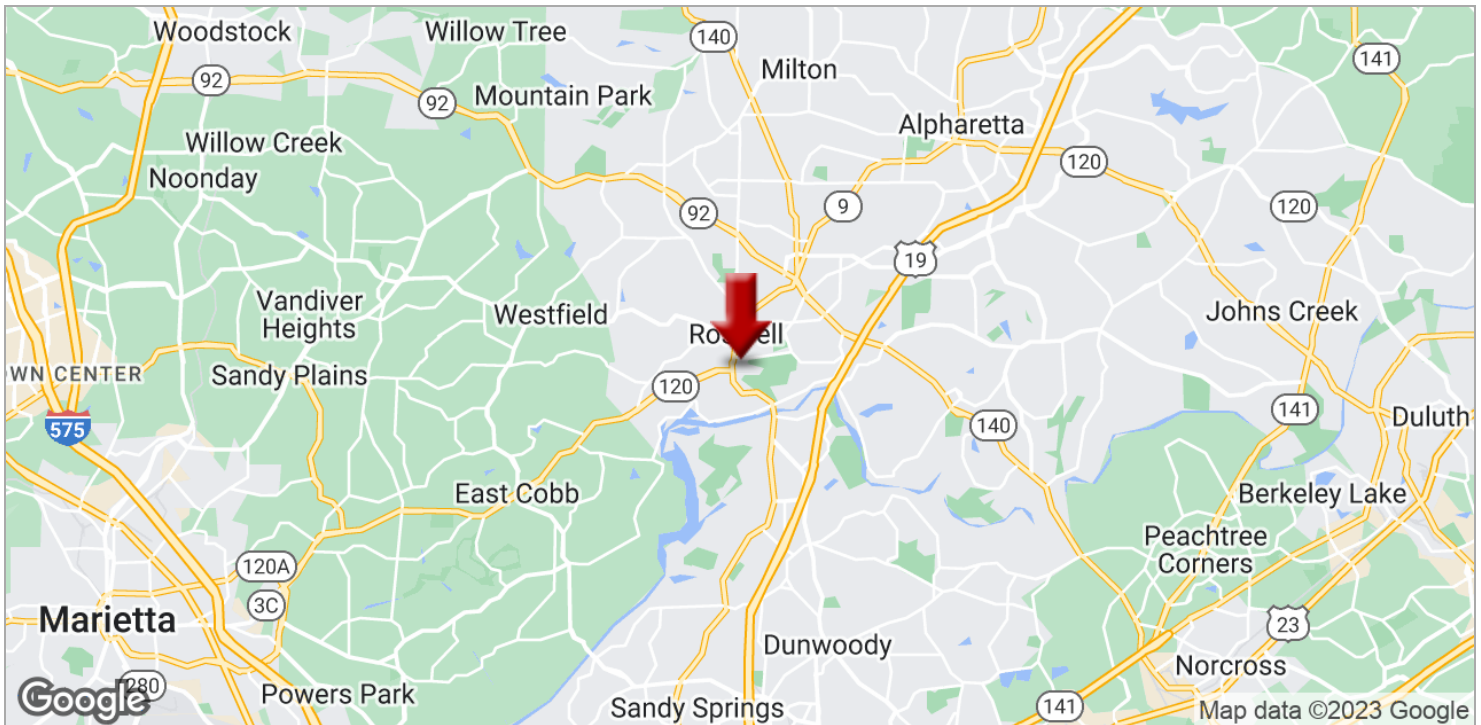
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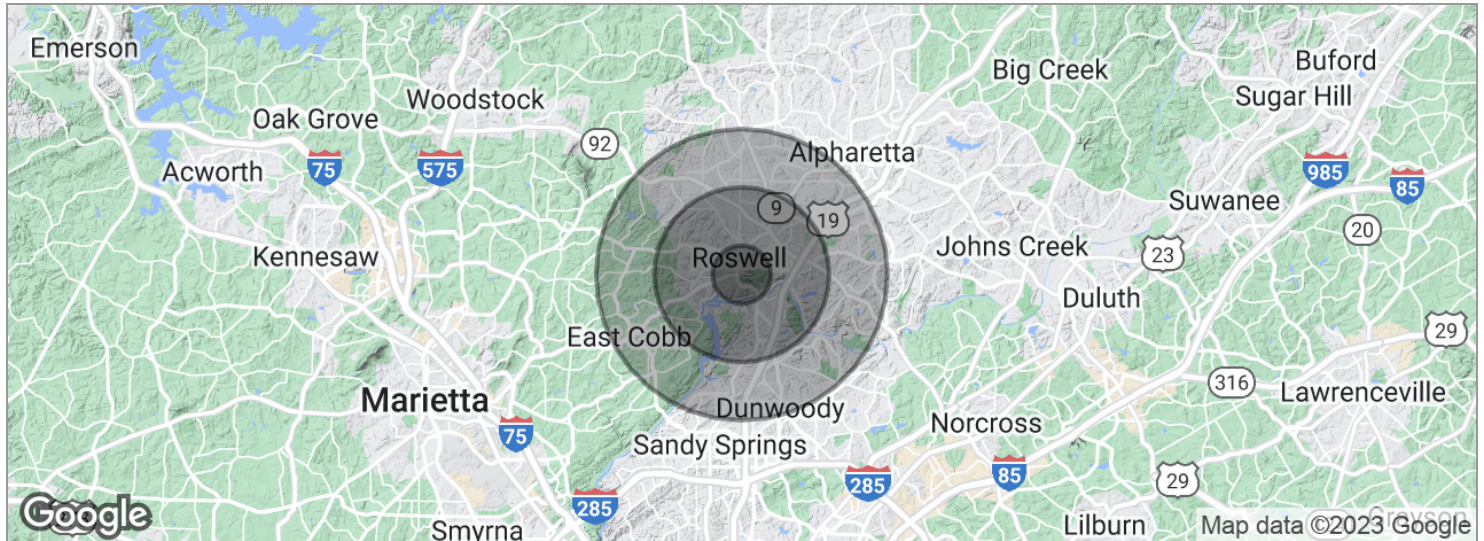
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,895	68,613	179,844
Median age	35.3	35.8	37.8
Median age (male)	34.1	34.8	37.0
Median age (Female)	37.3	36.6	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,720	27,611	70,988
# of persons per HH	2.5	2.5	2.5
Average HH income	\$89,957	\$88,736	\$105,837
Average house value	\$305,094	\$329,758	\$368,384

* Demographic data derived from 2020 ACS - US Census

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