

# OFFICE FOR SALE

3950 Cobb Parkway #706/707  
Acworth, GA 30101

LISTED AT  
**\$220,000**

## PROPERTY DETAILS:

- Great Tenant-Occupied Investment
- Long-Term Tenant Over 3+ Years
- Two Combined Offices Totaling 1,800SF
- 2nd Floor Unit
- 6 Offices, 2 Bathrooms, & 2 Kitchenettes
- Nearby Shopping, Dining, & Entertainment

## PROPERTY DESCRIPTION:

Well-maintained and desirable Lake Pointe Office Park. The space is located on the second floor and consists of two 900 SF units that have been combined into one well-appointed space. Enjoy the opportunity to invest in a quality investment property in a prime location.



CONTACT  
US  
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MORE  
INFORMATION!



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# NET OPERATING EXPENSES

UNITS 706/707	
List Price	\$220,000
Size	1800sf
Lease Type	Gross
Current Rent \$/SF	(+/-) \$12.56
Rent \$/SF (Beginning 6/01/24)	(+/-) \$12.94
Rent (through 5/31/24)	\$1,885/mo.
Rent (6/01/24-11/3/24)	\$1941.55/mo.
LL Held Security Deposit	\$1725.00
Lease Expiration Date	11/30/24
Assoc. Fee/Mo.	\$242/mo.
Property Taxes 2023	\$4006.68
Total Expenses	\$6910.68
NOI	\$15,709.32

**CAP RATE**

**7.14%**