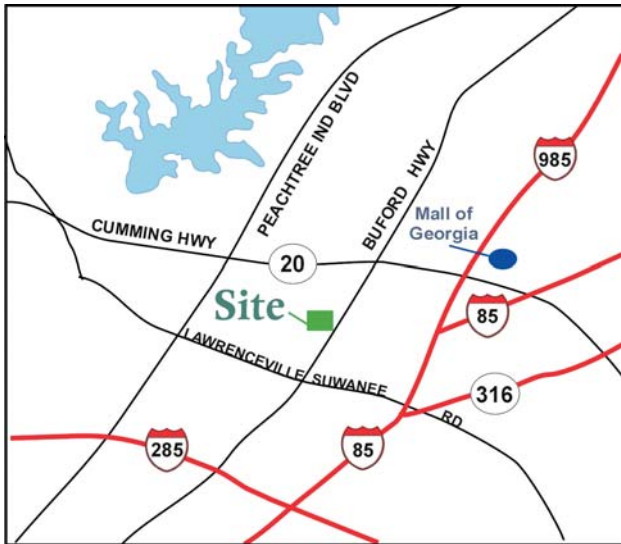
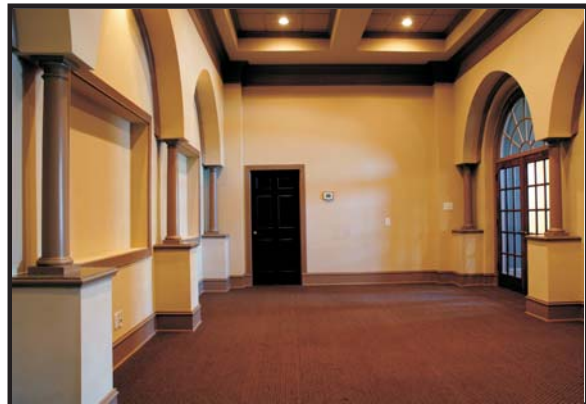


# Bank Owned Office Building For Sale

**395 BROGDON ROAD**  
Suwanee, Georgia 30024  
**15,744 SF**



- 1.4 Acres
- Zoned HM-1 (light industrial)
- 100% Office - Easily Subdivided
- Buildout Includes Four Executive Offices with Full Restrooms, Twenty-One Additional Offices, Two Conference Rooms, Built-In Cubicles and Warehouse with Drive-In
- 70 Parking Spaces
- Built in 2005
- 2008 Taxes \$27,777
- Appraised \$1,800,000



	<b>ALAN JOEL PARTNERS</b> <i>Commercial Real Estate Brokerage &amp; Investment</i>	962 Howell Mill Road, Suite 100 Atlanta, Georgia 30318 tel 404-869-2600 fax 404-869-2601
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**Contact: Karen Lowry (404/869-2635)**  
**email: karen@alanjoelpartners.com**  
**For complete details, please visit [www.alanjoelpartners.com](http://www.alanjoelpartners.com)**

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