

# Pristine Dental Office Condo For Sale In Johns Creek

**10475 Medlock Bridge Road**  
**Condo 501**  
**Johns Creek, GA 30097**  
(Fulton County)



**Space Available: 3,298sf**  
**Sale Price: \$676,100**  
**CAP Rate: 10.2%**  
**Owner-User or Investor**

## Property Details:

- Ideal for any Medical, Dental, or Orthodontics Type User
- 1st Floor End Unit Condo with Windows on Three Sides
- Dental Layout Includes: Large Reception, Business Office, Four Restrooms, Staff Lounge, Doctor's Office, Consultation Room, Sedation Room, 6 Operatories (all on window), X-Ray Room, and Sterilization Area
- Building Signage
- Brick Construction Building Built in 2009
- Abundant Free Parking
- Located on Medlock Bridge Road (Backing up to the (St. Ives Country Club) in the Ivy Falls Strip Center
- Tenant Occupied Through December 31, 2021. Dental Equipment not Included.
- Excellent Demographics with an Average Household Income of \$150,040 within a 5 mile Radius
- Please Do Not Disturb Tenant. Contact Listing Agent for Showing Instructions

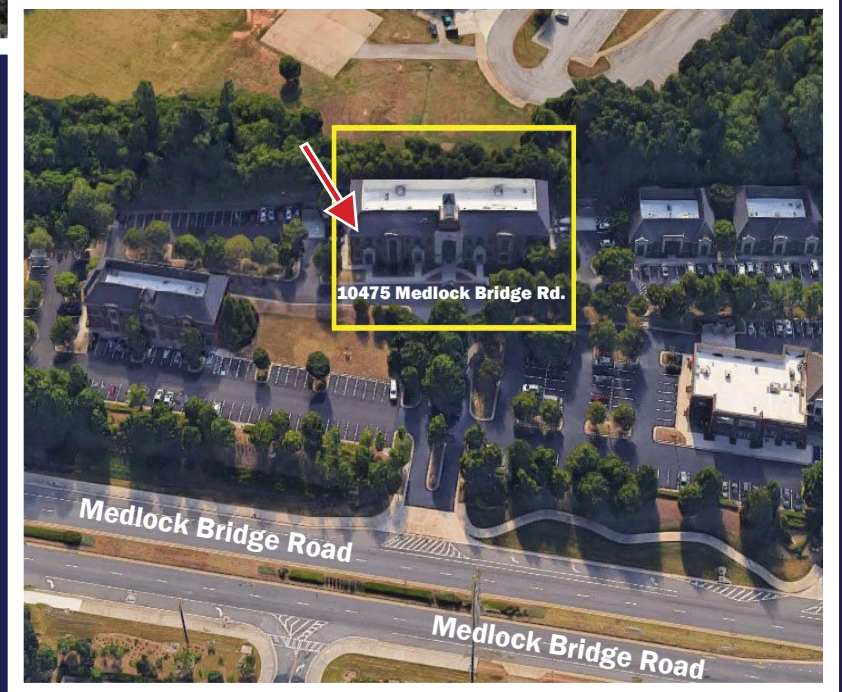
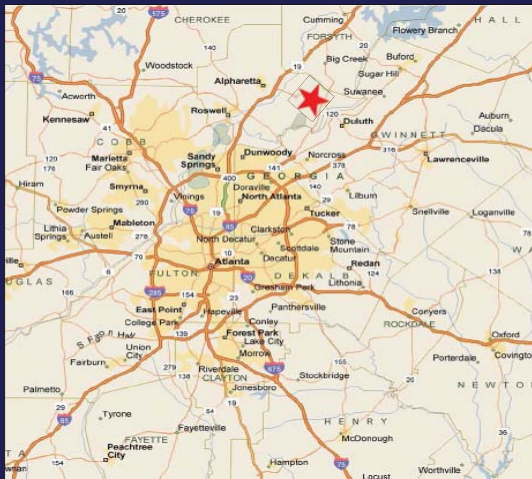
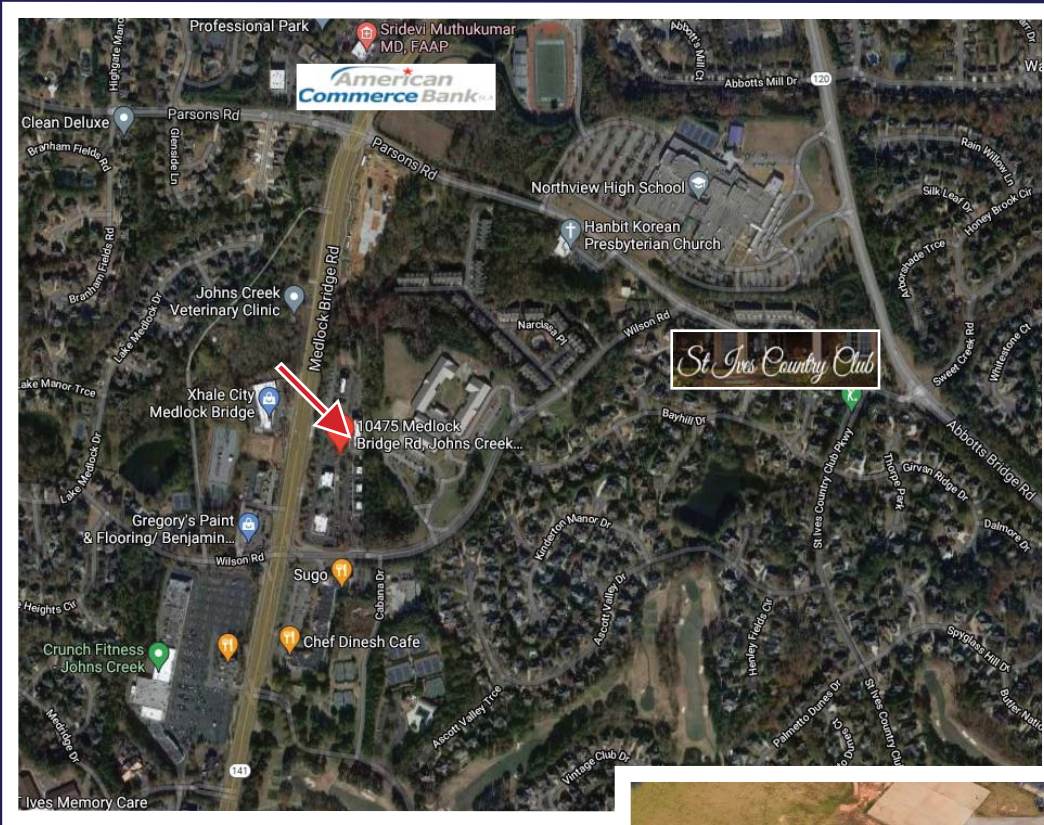
**For more information, please contact:**

**Lenny Rindsberg**  
770-330-2840  
lrindsberg@rg-re.com





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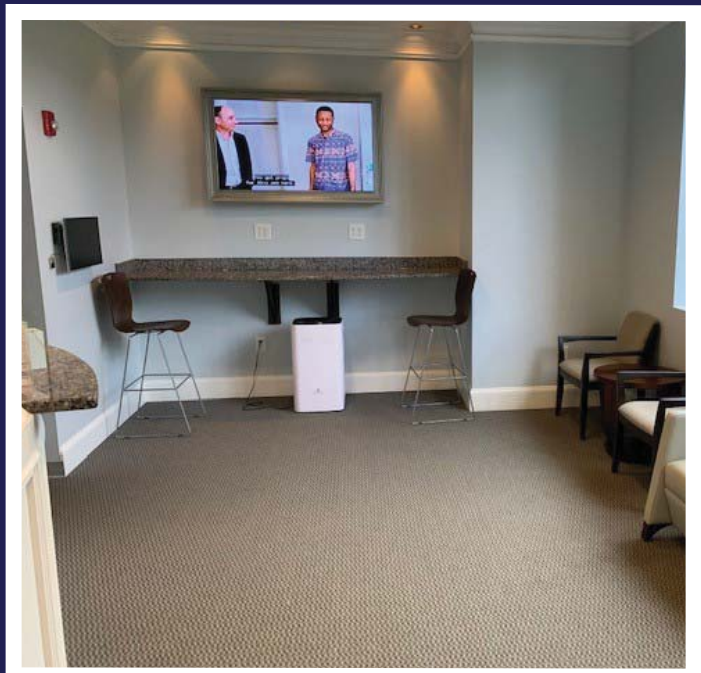
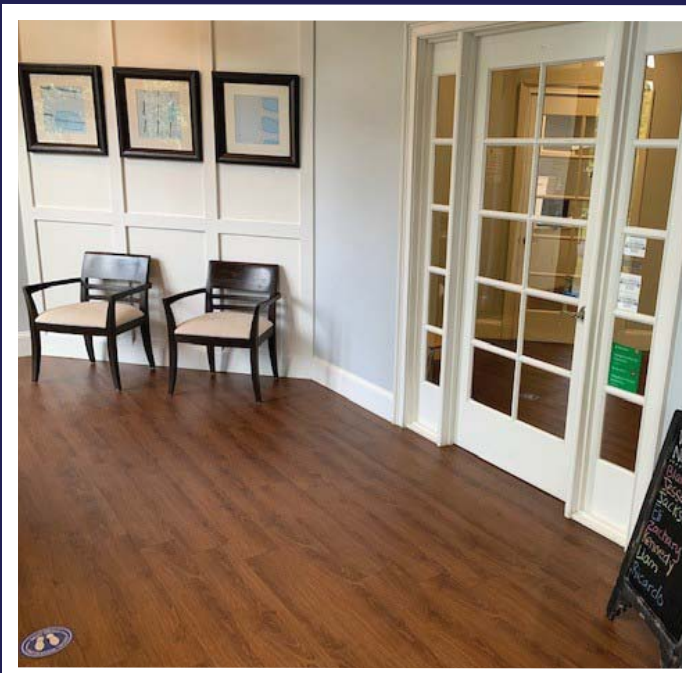
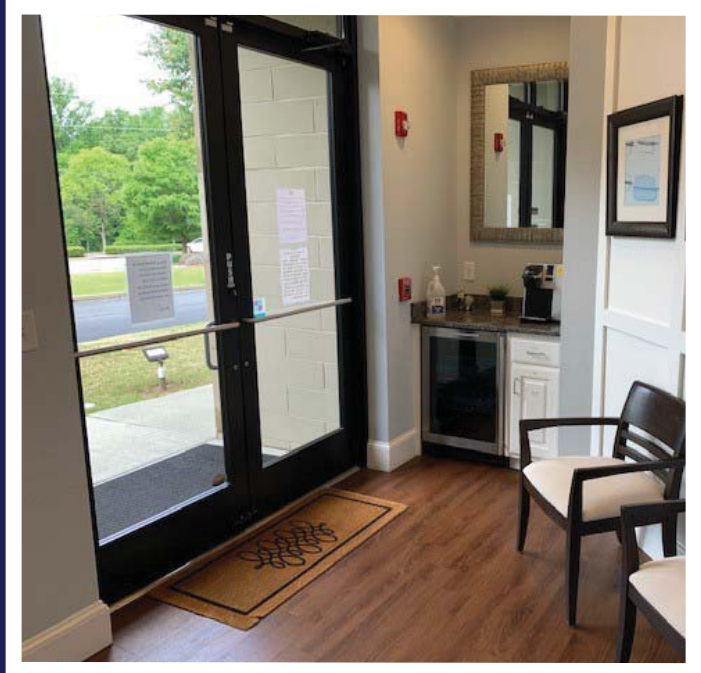
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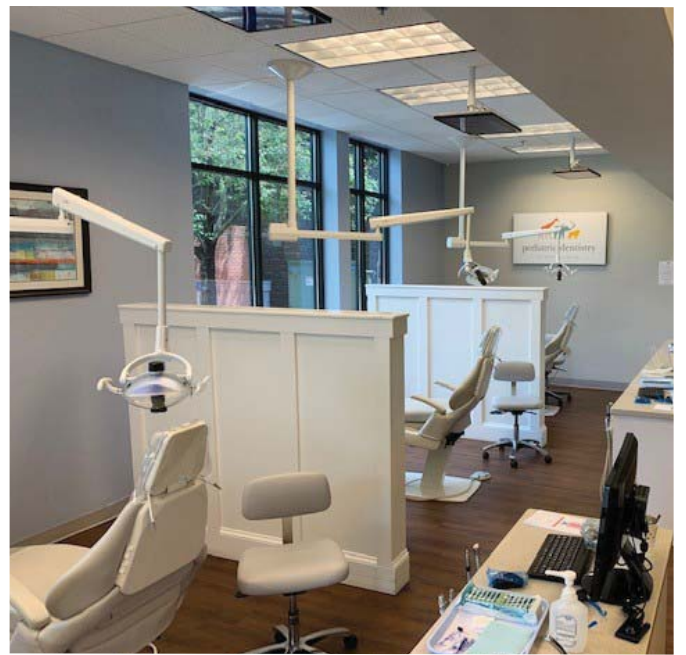
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