



FOR SALE | \$556,640/\$245 SF

100 Professional Park Dr. Cumming, GA. 30040

Property Highlights:

- Parcel #: Co8 012:
 - List Price: \$556,640/\$245 SF
 - Zoning: CBD
 - 0.24 +/- Acres
 - 2272 +/- Square Feet Office Building
 - Stand Alone Building - 4 sided brick
 - 1 story : 2 Suites
 - No COA (Community Association)
 - Utilities: City Sewer, City Water, Electric, Internet, Phone
 - 2025 Taxes: 2025 Taxes: \$2,299.19
 - Monument Sign
 - 18 Parking Spaces
- Excellent City of Cumming Location
- Just off the City Square
- Minutes from GA 400 via Exit 14
- Less than ½ mile from Cumming City Center
- Showings during normal business hours
- By appointment only
- Adjacent lot also available for sale



Presented by: Doug Sills

 Doug@BagleyCommercial.com

 7770.781.5935 (office)

 [678.923.5538 \(direct\)](tel:678.923.5538)

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**All information believed accurate but not warranted. Buyer responsible for verification.*

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FOR SALE

100 Professional Park Dr. Cumming, GA. 30040

Property Highlights:

- Stand Alone Building w/ 2 entrances
 - Suite A:
 - Owner Occupied
 - front entrance
 - 4 offices
 - 1 lobby
 - 1 reception
 - 3 bathrooms
 - 1 kitchen/break room
 - vacant at closing
 - Suite B:
 - Tenant in place - ask agent for details
 - Lease expires: 12/31/2026
 - separate side entrance/exit
 - 1 reception/office
 - 4 offices
 - 1 bathroom
 - 1 kitchenette



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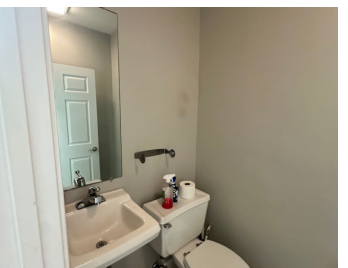
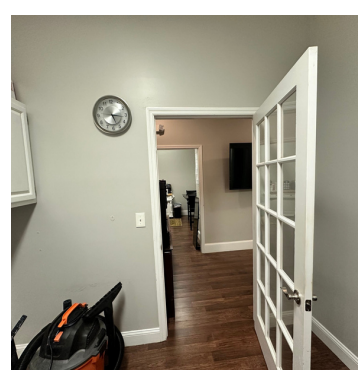
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Associate Broker

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100 Professional Park Dr Cumming, GA. 30040: Suite A



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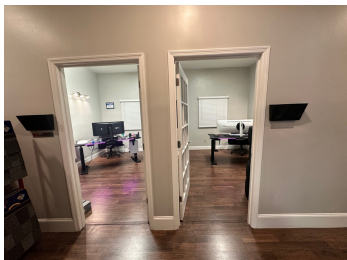
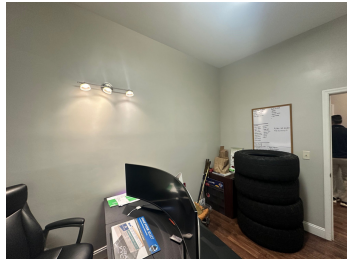
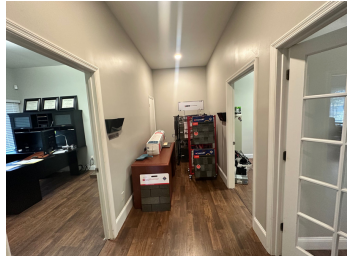
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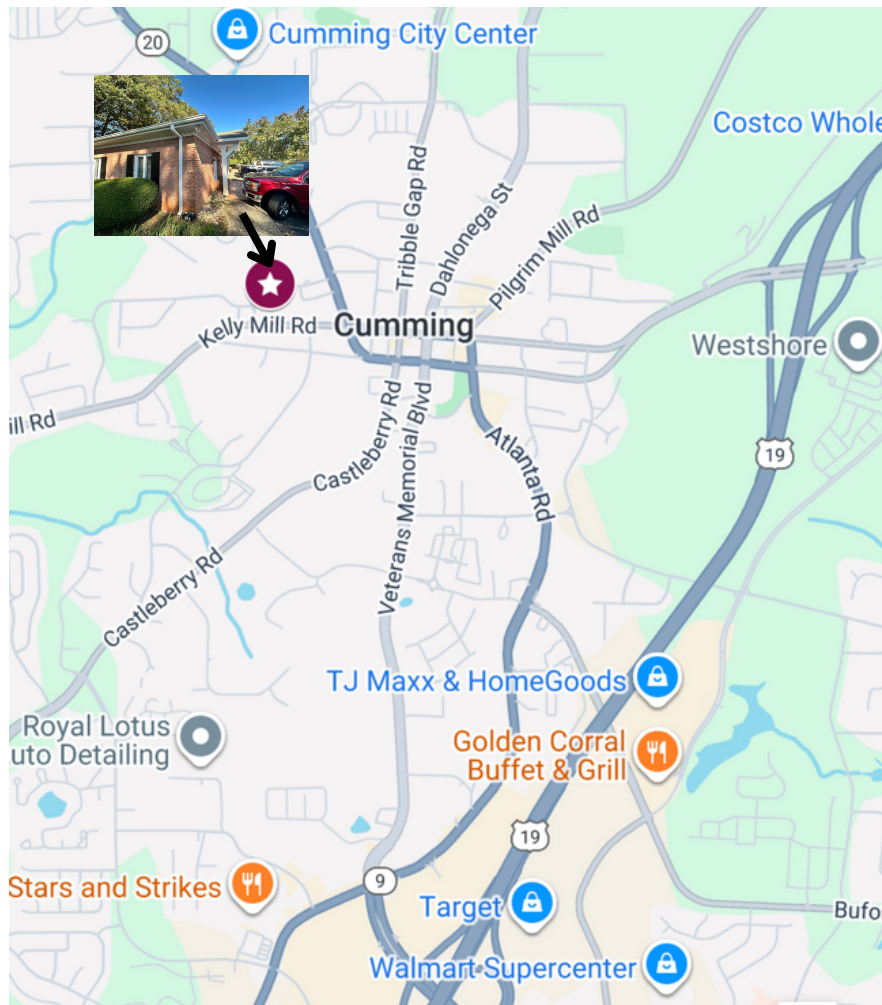
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LOCATION OF PROPERTY



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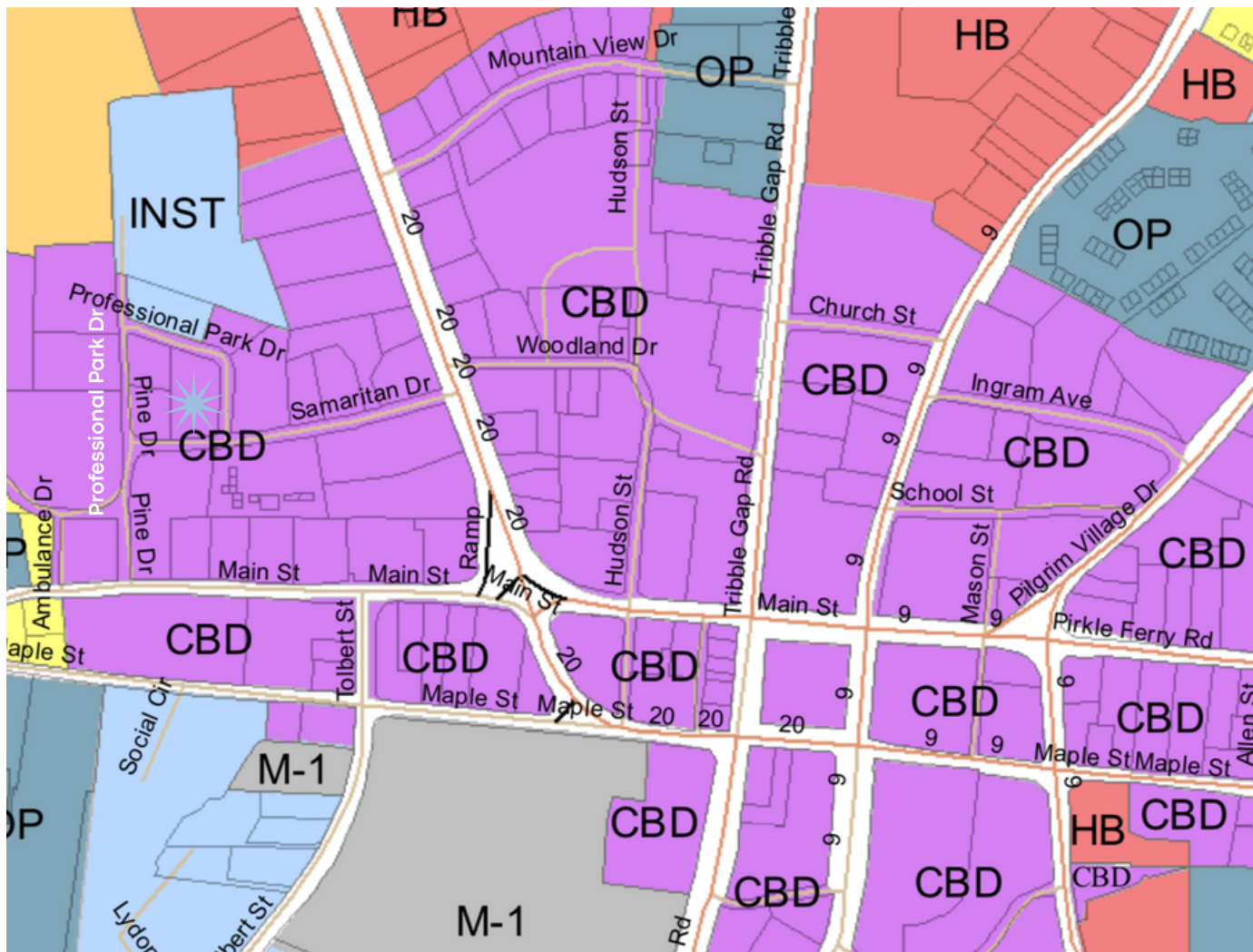
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CITY OF CUMMING ZONING MAP



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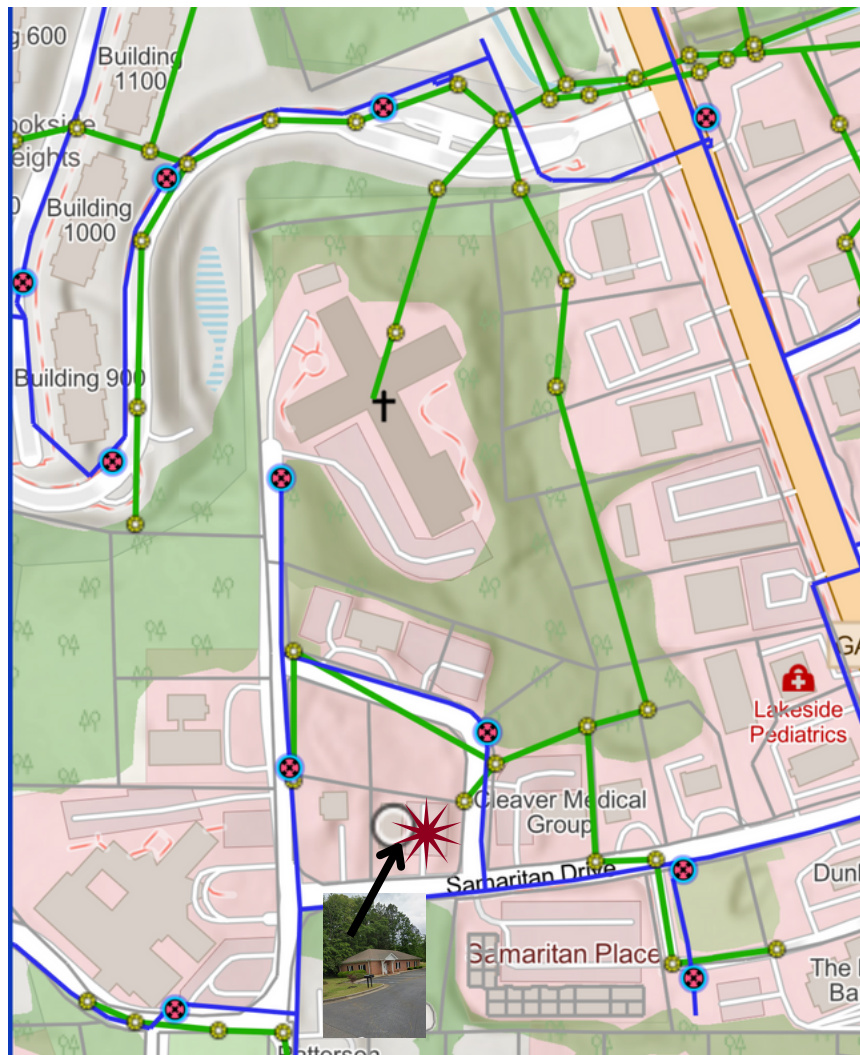
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CITY OF CUMMING UTILITIES MAP GIS



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About Bagley Commercial

With over 53 years of combined experience, Bagley Commercial Properties stands among North Georgia's elite real estate firms. The 400 North Board's Circle of Excellence and the title of Best in Forsyth County Commercial Real Estate for six consecutive years. Based in Cumming, the brokerage specializes in industrial, office, retail, land, and commercial transactions. They're known for assembling land parcels for residential and commercial builders, leasing, or selling to national and local clients alike.

Bagley Commercial prides itself on a foundation of integrity, transparency, and exceptional service—now backed by a proven track record and deep local market knowledge.

For questions, contact.



Doug Sills

Commercial Sales & Leasing Specialist | Associate Broker

Doug Sills, commercial real estate is about more than buildings and numbers—it's about people, vision, and creating opportunities that last. A Georgia resident for nearly three decades, Doug brings both local expertise and a client-centered approach to every transaction. His background in psychology and professional counseling gives him a unique ability to understand client goals deeply and guide them with clarity and confidence.

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Specializing in industrial, retail, investment properties, and land acquisition, Doug helps developers, investors, and business owners make smart, strategic decisions. Whether assembling parcels for a new project, matching landlords with long-term tenants, or guiding investors to high-yield opportunities, he combines data-driven insight with a personal commitment to his clients' success.

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 www.BagleyCommercial.com

104 Pilgrim Village Drive, Suite 400, Cumming, GA 30040

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