



# FOR SALE: \$1,195,000.00

103 Kelly Mill Rd Cumming, GA. 30040

## Property Highlights:

- **Parcel #: C16 002**
  - 0.67+- Acres
  - Stand Alone Building - 1800 +- SF
    - Built in 1926 per Forsyth County
    - updated electrical
    - updated plumbing
    - grease trap available
    - connected to sewer
    - 6 large spacious offices
    - High Ceilings + High Doorways
    - preserved character + charm
    - most of original flooring has been refinished
    - New HVAC
- **Corner Lot**
  - Signalized intersection
  - Road Frontage:
    - Canton Hwy: 186 +- Feet
    - Kelly Mill: 156 +- Feet
- **Zoning:** Commercial Business District
- **Location:** City of Cumming
  - 0.2 +- Miles from City Square
  - 0.8 +- Miles from Cumming City Center
  - 1 +- Miles to GA 400 via Exit 15



Presented by: Doug Sills, Associate Broker

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

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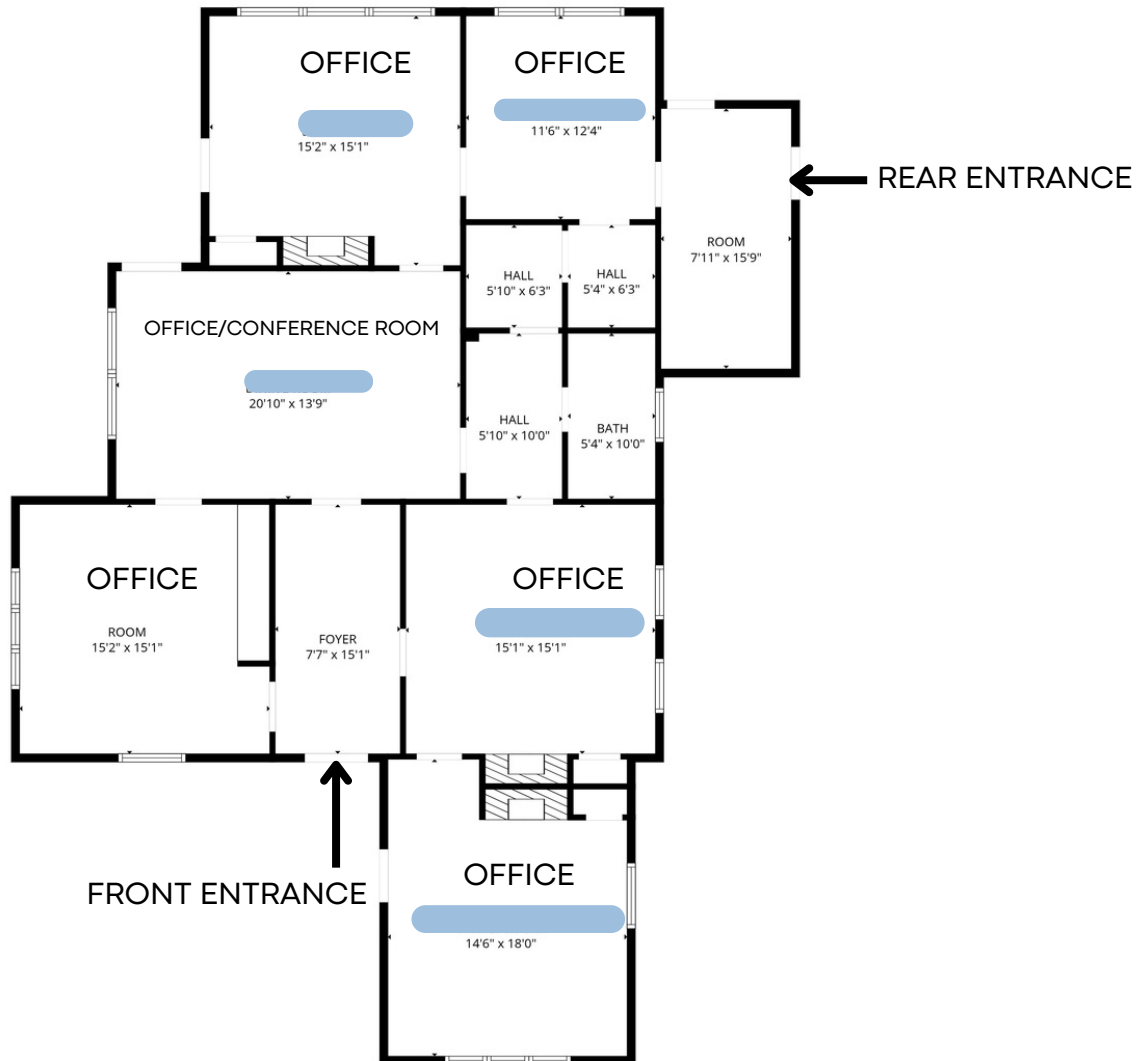
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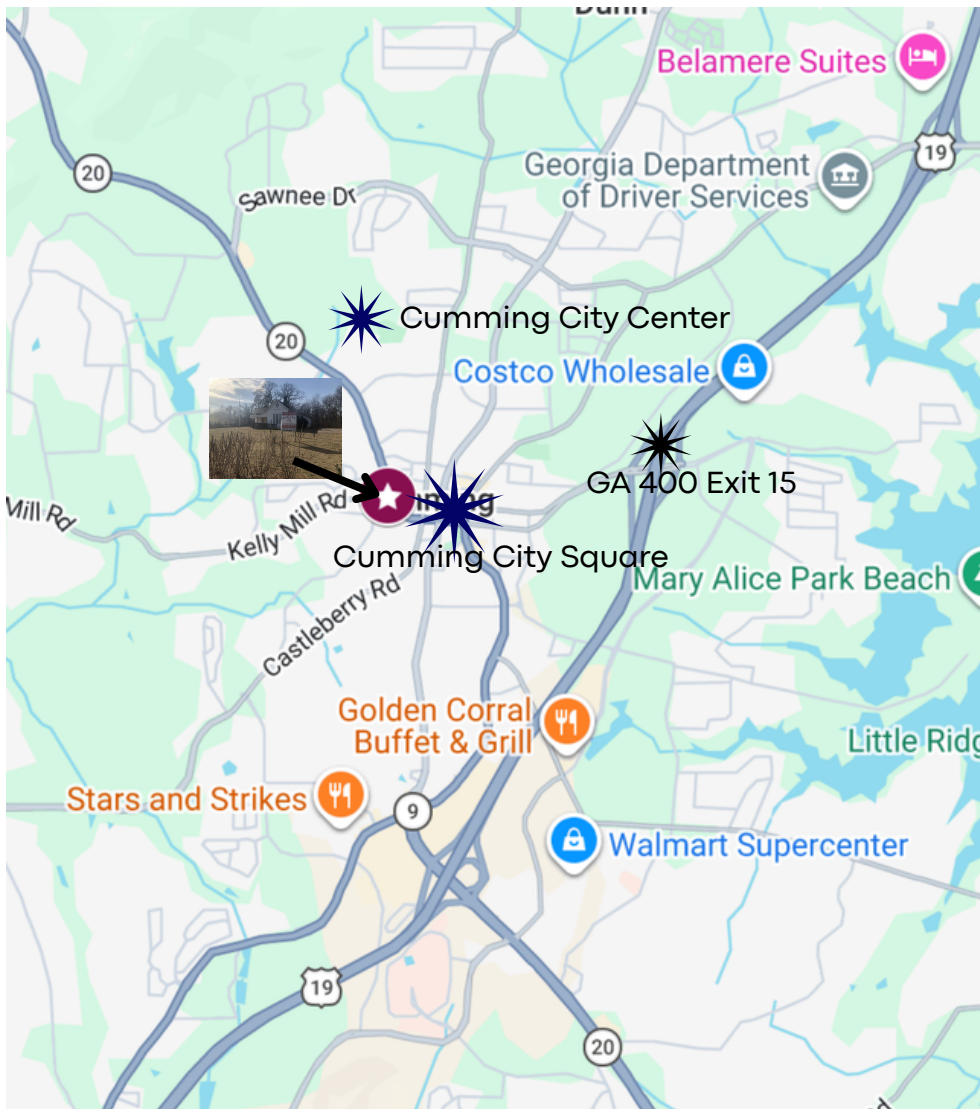


## LOCATION MAP

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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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