



FOR SALE: \$295,000/\$256 SF

2450 Atlanta Hwy Suite 902 Cumming, GA. 30040

Property Highlights:

- 1150 +- Square Feet - Single unit- Ground level
 - 1 reception
 - 5 offices
 - 1 kitchenette
 - 1 private bathroom
 - updated flooring - LVT in all common areas
- Common Area Maintenance Fee
 - \$150.00/Monthly
 - Includes
 - normal water, office trash, parking lot maintenance, landscaping maintenance, and insurance on the exterior of the building
- 2025 Taxes: \$2,422.12
- Pine Creek Commons Office Park
- ½ +- Mile to GA 400 via exit 13
- Tenant in place - will be vacant 5/1/2026.
- Showings by appointment only



Presented by: Doug Sills, Associate Broker

✉ Doug@BagleyCommercial.com

☎ 770.781.5935 (office).

☎ 678-923-5538 (cell).

🌐 BagleyCommercial.com

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

www.BagleyCommercial.com



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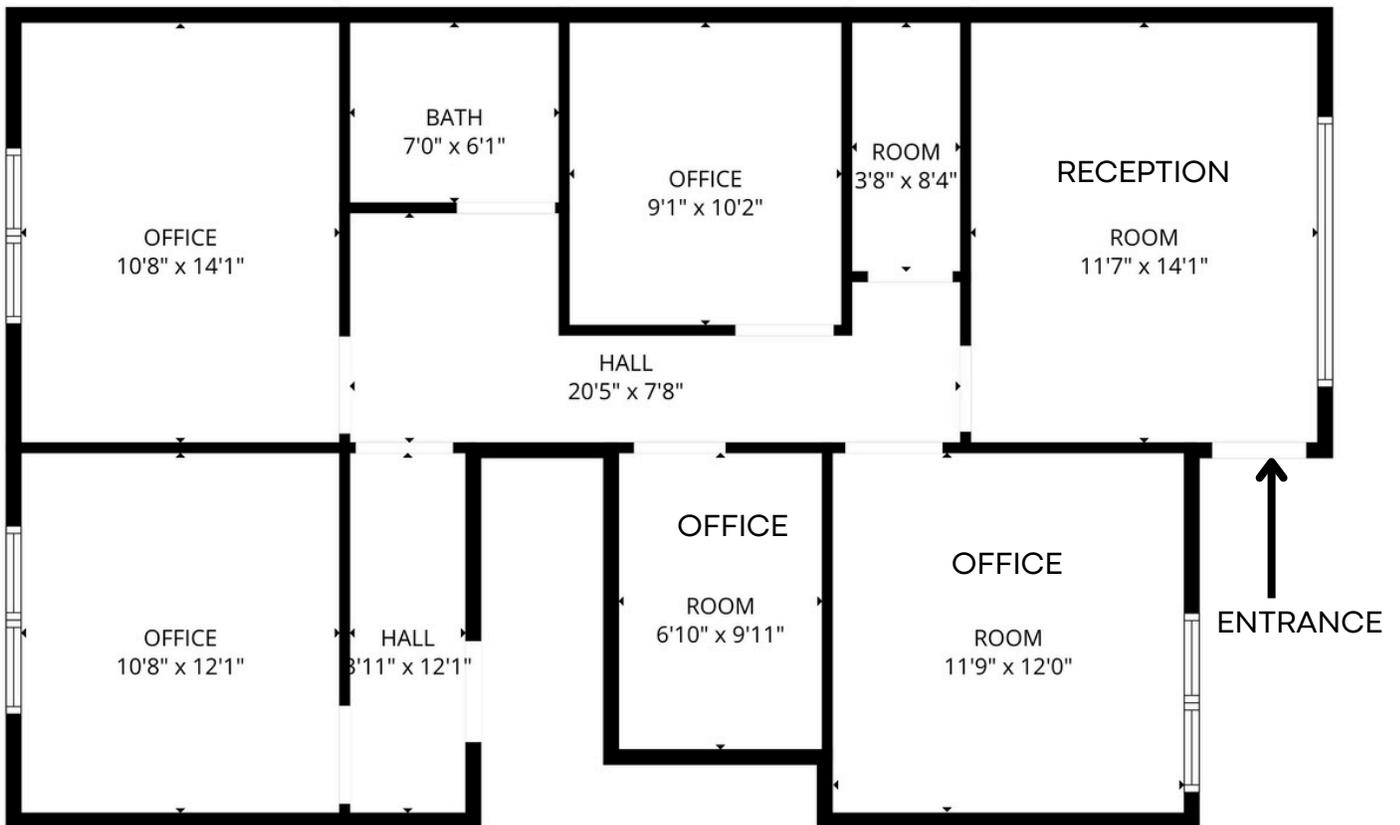
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FLOOR PLAN SUITE 902

square footage is approximate



measurements deemed reliable but not guaranteed

FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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LOCATION MAP

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Associate Broker



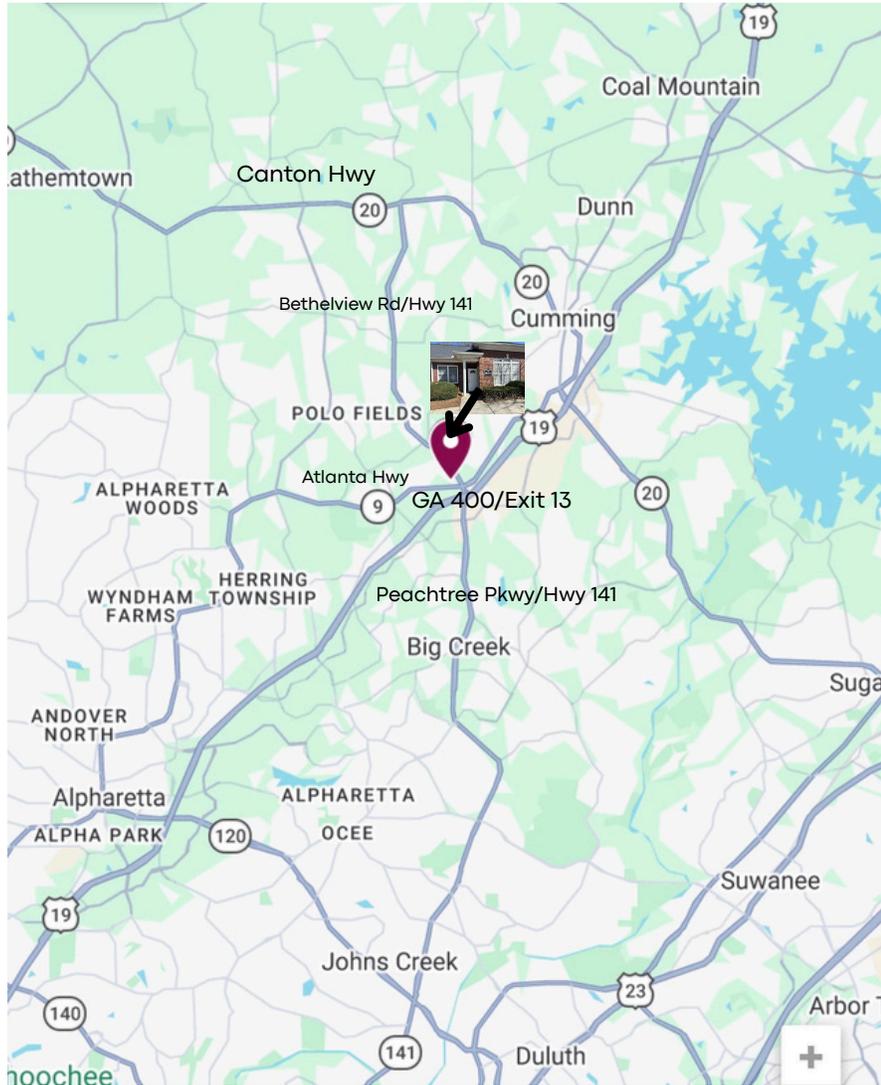
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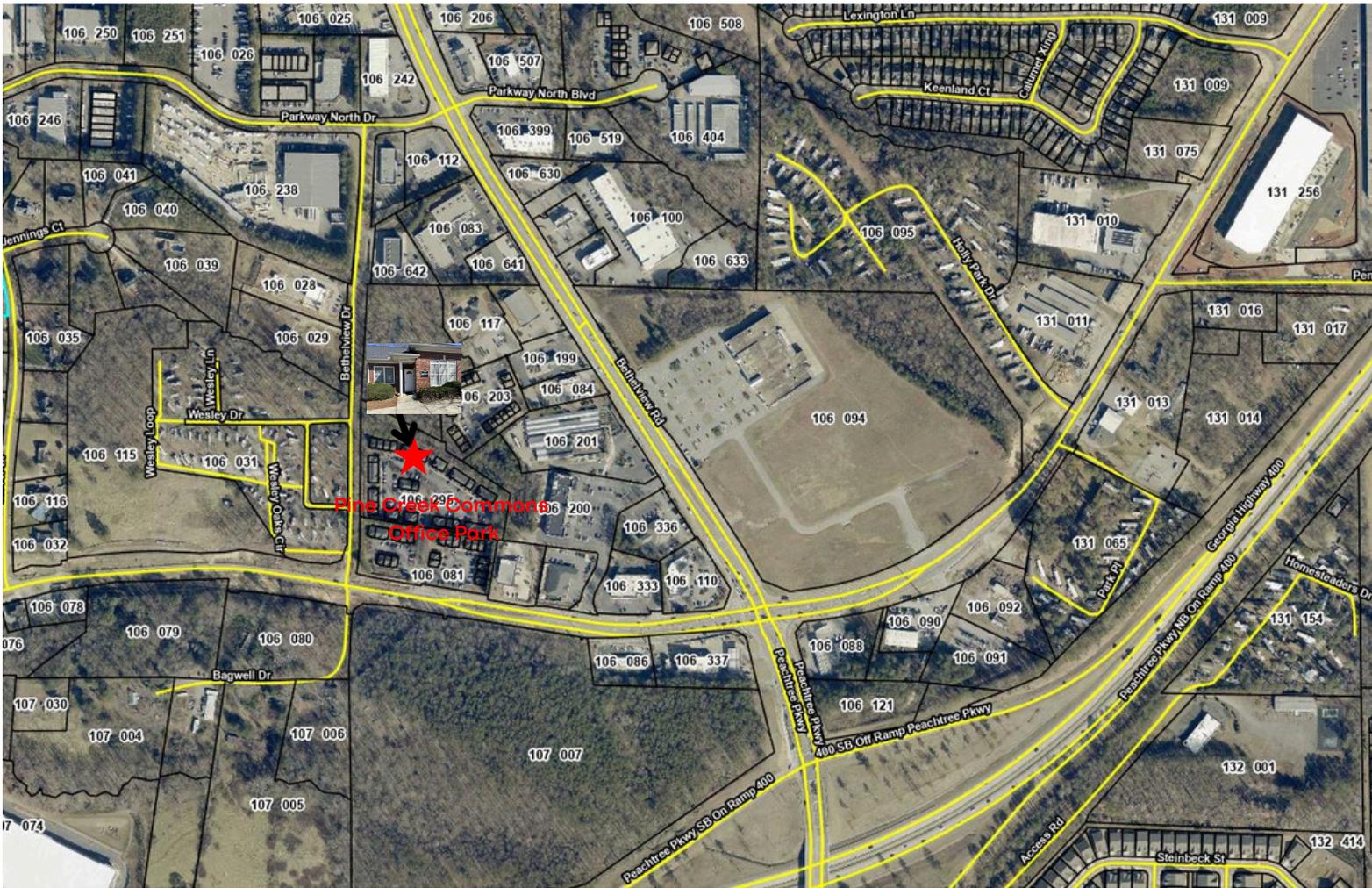
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About Bagley Commercial

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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