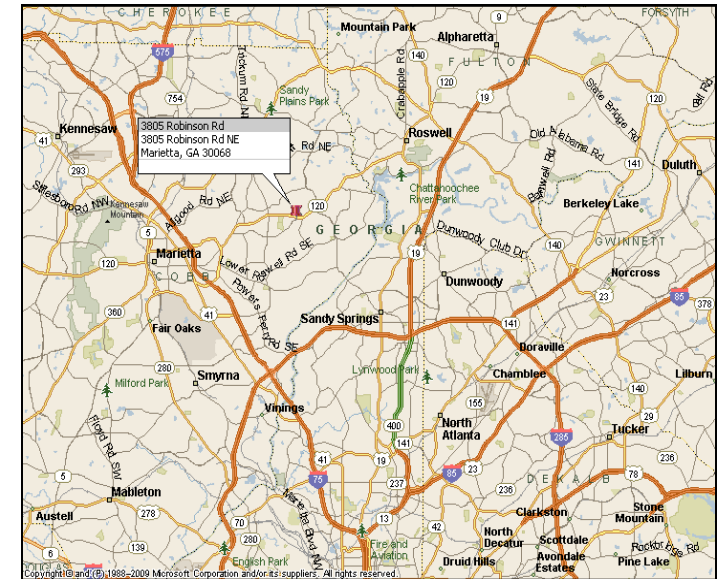




# 3805 ROBINSON ROAD (Bank Owned)



- ◆ 1.04 acre Site, Excellent Demographics
- ◆ 5,616 sf Single Story building (modified for Pet Services)
- ◆ Offered at less than 60% of Tax Value
- ◆ Zoned LRO (Low Rise Office)
- ◆ 30 Existing Parking Spaces
- ◆ Bank Owned, All Offers Considered

**\$299,000**  
**3805 Robinson Road**  
**(East Cobb Area)**  
**Marietta, GA**  
**5,616 Square Feet**

3805 Robinson Road is a single story 5,616 square foot office building (last use was for pet services). The existing building's condition would need to be improved for any other use. There are an estimated 30-parking spaces on the 1.04 acre site. The current zoning of LRO (Low Rise Office) has many uses. Rezoning for another use, compatible with this area could take 60-90 days. This is a Bank Owned asset. At \$299,000, the offering price is well below the 2009 tax appraised value of \$826,000. The average household income within a 1 and 3 mile radius is \$125,000. The average daily traffic counts on Roswell Road at Robinson Road exceeds 40,000. The Owner would consider a short or long term lease. Please contact listing agent for more information.

Sale Information:  
Jay Glatting  
jglatting@livingintown.com

LIT Property Services  
514 Flat Shoals Avenue, Suite B  
Atlanta GA 30316  
Phone: 404-881-8888 • Fax 404-806-4872

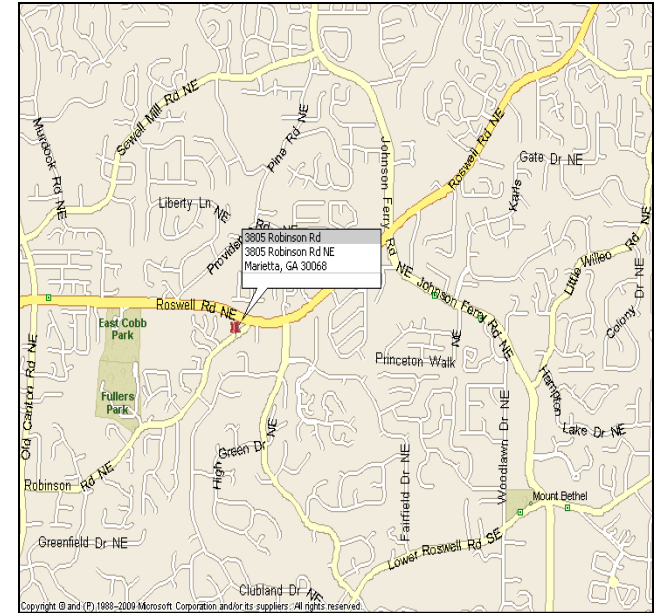
**ALL SHOWINGS BY APPOINTMENT ONLY!**  
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.



# 3805 ROBINSON ROAD (East Cobb)

## FEATURES:

- ◆ Single Story, Concrete Block Construction (built in 1982)
- ◆ Interior Configuration is for Pet Services
- ◆ Other Uses Require Substantial Improvements (or Redevelopment)
- ◆ Overlooks Roswell Rd (Hwy 120), Signage Visible to over 40,000 Vehicles Daily



3805 Robinson Road is located in the highly desirable "East Cobb" section of Marietta, Georgia. Nearby neighborhoods and schools are near the best in Metro Atlanta. The surrounding area is fully developed, including higher-end residential, professional offices and national retailers. The site is conveniently located ½ block off Roswell Rd (Hwy 120) and nearby Johnson Ferry Road.

Additional Properties and  
Property Services  
[www.livingintown.com](http://www.livingintown.com)

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