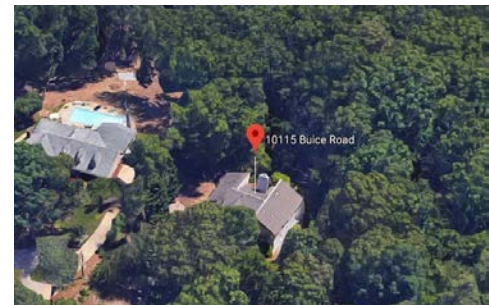


10115 Buice Road
Alpharetta, GA 30022

± 3.23 Acres

FOR SALE

Redevelopment
Opportunity

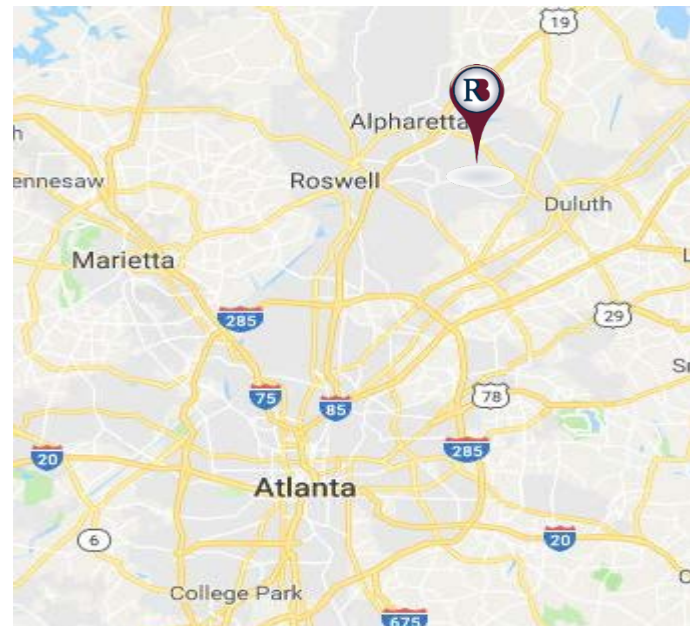


Property Highlights

- ± 3.23 Acres
- ± 4,800 SF House
- Sales Price \$749,000
- Currently Zoned AG (1 home per acre)
- Residential redevelopment opportunity
- Great local school systems
- Located between Alpharetta & Johns Creek
- Close to "The Atlanta Athletic Club" & "River Pines Golf Course"

Exclusive Agents

Chet Lacy
404-697-1907
clacy@richardbowers.com



www.richardbowers.com

260 Peachtree Street, Suite 2400, Atlanta, GA 30303 | Phone (404) 816-1600 | Fax (404) 880-0077

The information contained herein has been received from sources deemed reliable but no liability is assumed by Richard Bowers & Co. or its agents for errors or omissions.

10115 Buice Road Alpharetta, GA 30022

± 3.23 Acres

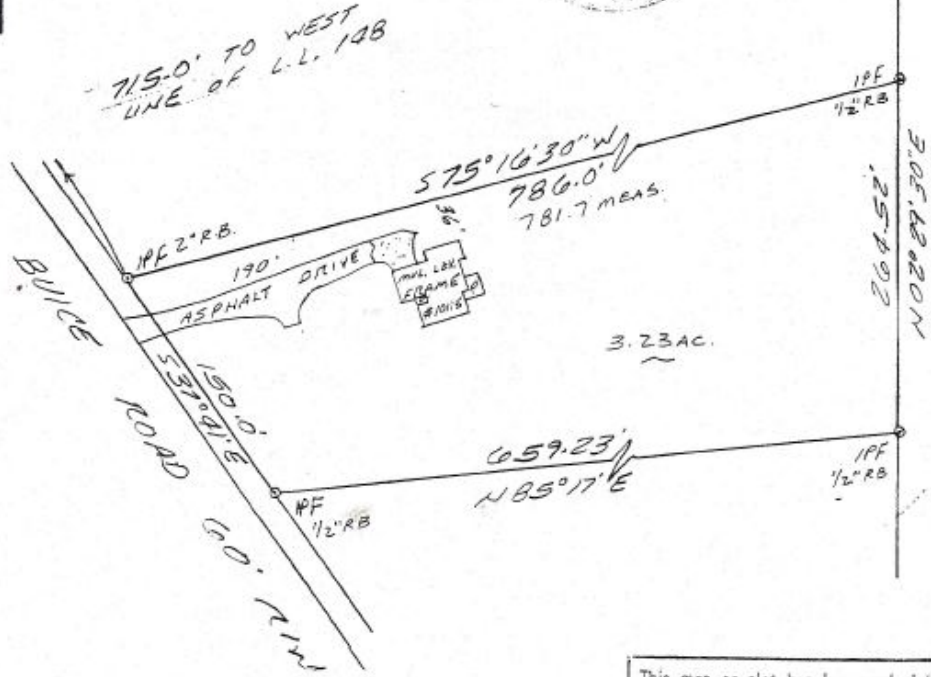
FOR SALE

Redevelopment Opportunity

ALL INFORMATION ON THIS PLAT HAS BEEN DETERMINED BY A REVIEW OF MAPS, SURVEY DATA, AND VISUAL INSPECTION OF THE PROPERTY. A SECOND OPINION AND EVALUATION STUDY IS SUGGESTED. TRAINING AND INSURANCE FOR FURTHER INFORMATION CONTACT THE LOCAL GRADUATE DEPARTMENT, SOCIETY OF ENGINEERS, AN INSURANCE COMPANY OR AN APPRAISER.



EQUIPMENT USED IN PREPARATION OF PLAT: HEWLETT PACKARD 86 GURRY 100' STEEL TAPE



This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

MARK S. GERNAZIAN & VALERIE H. GERNAZIAN

LAND LOT 148 15th DISTRICT 15th SECT.
 FULTON COUNTY, GEORGIA
 SCALE 1" = 100' DATE: 3-11-93
 REG. LAND SURVEYOR NO. 1751
 GEORGIA LAND SURVEYING CO., INC.
 IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and found referenced lot (IS NOT) in an area having special flood hazards.
 FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.

NOT FOR RECORDING.

NO. 123187

D.B. 7014 PG. 475 7-15-86 A.W.I.P.I.

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