



Prudential Georgia Realty

BrentHoffman.com

"When You Want It Sold"

Commercial Real Estate Services

131 Green Street—Office/Retail

Classic charm with enduring prime location In Downtown Gainesville



A prime location offering premium corner visibility.

Offered at \$199,000

Zoned CBD
(Commercial Business District)

Large Reception Area

Approximately 1,706 s.f.

5 Offices, 2 Restrooms

.22 acres on Corner Lot

Cement & Brick Flooring

17 Parking Spaces

Attic with Pull Down Stairs

Ramp in Rear

Lock Box for Easy Showing

More info and video at www.BrentHoffman.com

Prudential Georgia Realty 770-533-6721

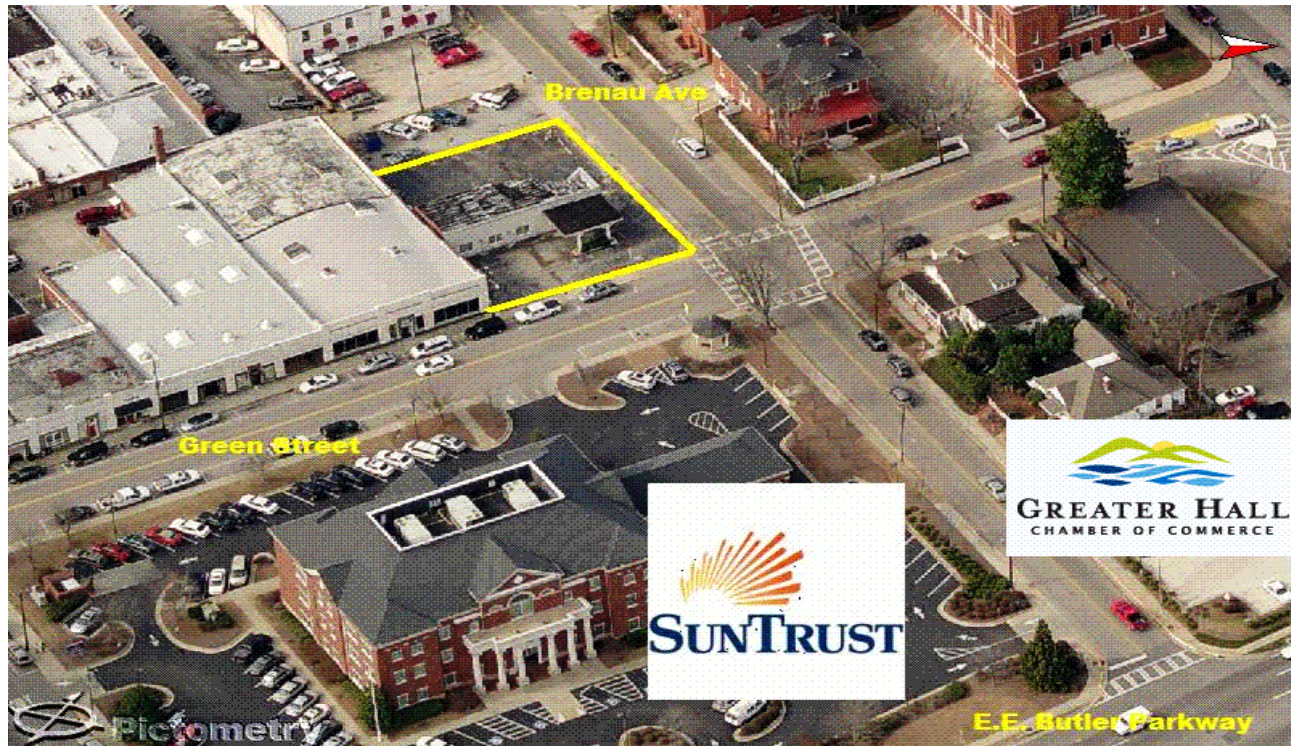


Prudential Georgia Realty

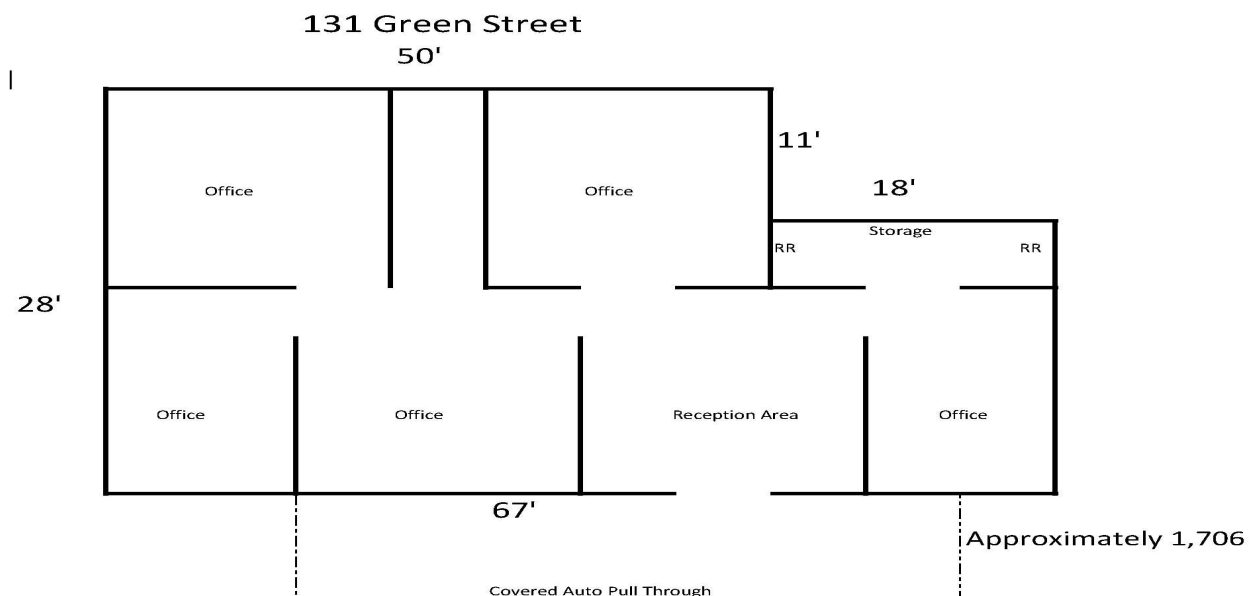
BrentHoffman.com

"When You Want It Sold"

Commercial Real Estate Services



Everything is close by: U.S. Court House, County Court House
And City Services and Administration, along with the
Historical Gainesville Square



More info and video at www.BrentHoffman.com
Prudential Georgia Realty 770-533-6721



BrentHoffman.com

"When You Want It Sold"
Commercial Real Estate Services

Great Potential Just Need A Little TLC!



Covered Auto Pull Through



Rear Parking Area



Large Reception Area



Rear Office



One of Two Restrooms



Front Office

More info and video at www.BrentHoffman.com
Prudential Georgia Realty 770-533-6721



Prudential Georgia Realty

BrentHoffman.com

"When You Want It Sold"

Commercial Real Estate Services

AF 8246A

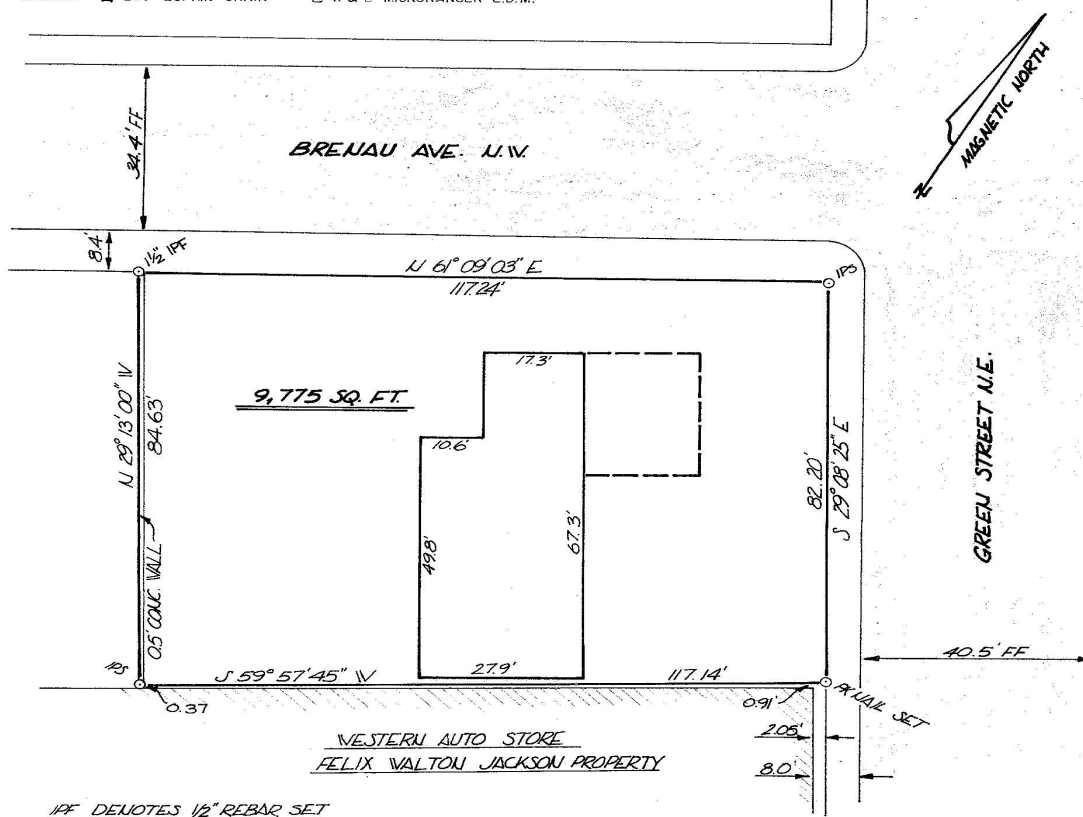
THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

TYPE EQUIPMENT USED:

ANGULAR: THE MEAN AVERAGE OF DOUBLED ANGLES MEASURED WITH: ☒ K & E PARAGON TRANSIT

☐ TH 43 ZEISS THEODOLITE

LINEAR: ☒ 200' LUFKIN CHAIN ☐ K & E MICRORANGER E.D.M.



1/2" DENOTES 1/2" REBAR SET



THIS PLAT WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW, GEORGIA LAWS 1978, AND IS SUITABLE FOR RECORDING.

B. Lamar Hoffman

GRAPHIC SCALE



SCALE IN FEET

SURVEY FOR

HOUSEHOLD SERVICE CORPORATION

LAND LOT(S)	DIST.	SEC.	T.M.D.
LOCATED IN THE CITY OF GAINESVILLE, COUNTY OF HALL, STATE OF GEORGIA			
DATE DEC. 23, 1982	PREPARED BY OWEN AYRES & ASSOCIATES ENGINEERS / SURVEYORS / PLANNERS GAINESVILLE, GEORGIA Phone: (404) 532-4021		DRAWN BY DMC JOB NO.
SCALE 1" = 20'-0"			

More info and video at www.BrentHoffman.com
Prudential Georgia Realty 770-533-6721