



Prudential Georgia Realty

**BrentHoffman.com**

*"When You Want It Sold"*

Commercial Real Estate Services

**\$899,000**

**32,640 SF**

**Landmark Building**

**Priced to sell!**

**Income producing**

**\$5,000 monthly**

**Move in and collect  
rent or occupy entire  
building.**



**305 Bradford St.  
Gainesville, GA 30501**

## **Owner Financing**

**20% Down, 20yr. Amortization,**

**6% Interest, 5yr. Balloon**

- ◆ **Tremendous Exposure on Busy Corners**
- ◆ **Downtown Location Next to Square**
- ◆ **Multiple Uses**
- ◆ **Wide Open with Tall Ceilings**
- ◆ **Three Road Frontages**
- ◆ **Lighted Intersection**
- ◆ **24 Parking Spaces and On-Street Parking**
- ◆ **100% HVAC'd and sprinklered**
- ◆ **On-Street Access to Each Floor**



**Brent Hoffman**

Direct 770.533.6721

Prudential Georgia Realty | Commercial Real Estate Services

Office 770.536.3007

Property Information: **Aerials, Photos, Video and Mapping** [www.BrentHoffman.com](http://www.BrentHoffman.com)



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- ◆ Zoned CBD
- ◆ Sprinklered
- ◆ Additional Street Parking
- ◆ Conveyor Between Floors
- ◆ Steel Beam Reinforced Concrete Floors
- ◆ 3-Phase Electric, 120/208/600 Amp, 440V



More info and video at [www.BrentHoffman.com](http://www.BrentHoffman.com)

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- ◆ **Well Built in 1972**
- ◆ **Two 8x10 Drive-In Doors**
- ◆ **Lower Level 14' Ceiling**
- ◆ **Across From Library, Shops, Courthouse Facilities, and Central Business District**
- ◆ **EZ to UpGrade to Offices/Warehouse/Mini-Storage**
- ◆ **EZ to Show—Lockbox on Site**



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305 Bradford Street – Downtown Gainesville, GA

