



**BERKSHIRE HATHAWAY** | Georgia Properties  
Commercial Division

**Uncompromising Quality**

**11,000+ s.f. Office/ Retail/ Restaurant/ Event Center**  
**\$1,900,000**



**310 S.W. Broad Street, Downtown Gainesville**

**Drone Video**

- ♦ **\$1.2 million renovation 2012**
- ♦ **Occupancy rated for 400**
- ♦ **Old World charm, faux Italian textured walls**
- ♦ **2 private sitting areas, Mahogany Bar**
- ♦ **Side entrance w/handicap ramp & drive in door**
- ♦ **Free city parking at deck and surrounding center**
- ♦ **Easy conversion to retail, office or restaurant**
- ♦ **Additional space for storage or expansion**
- ♦ **Owner financing available \$300,000 down, 6% interest, amortization 20 years, with 7 year balloon**

Drone Video: <http://tour.getmytour.com/public/vtour/display/514350?a=1>

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

Berkshire Hathaway Georgia Properties 770-533-6721 (Direct) 770-536-3007 (Office)  
200 W. Academy St., NW Gainesville, Ga 30501

More than a unique property.....

This is a truly rare property, with a distinctive history, located just one short block off the historic Gainesville Square. One of the few building in the city of Gainesville to survive the dual tornadoes that struck in April, 1936, this historical building has housed many businesses since 1915 and is truly a Gainesville landmark.

This property is an expansive facility. The extensive \$1.2 million dollar renovation in 2012 is sure to please with exposed brick walls, Old World plaster with layers of faux finishing, reclaimed hardwood floors and exposed beam ceiling. An antique Mahogany bar is a major focal point. The property offers the rustic elegance of a historical venue with all of the amenities of a contemporary space. ...and offers state of the art video and fire security, 2 blade ceiling fans, automatic doors and the high-end finishes will please the most discerning.

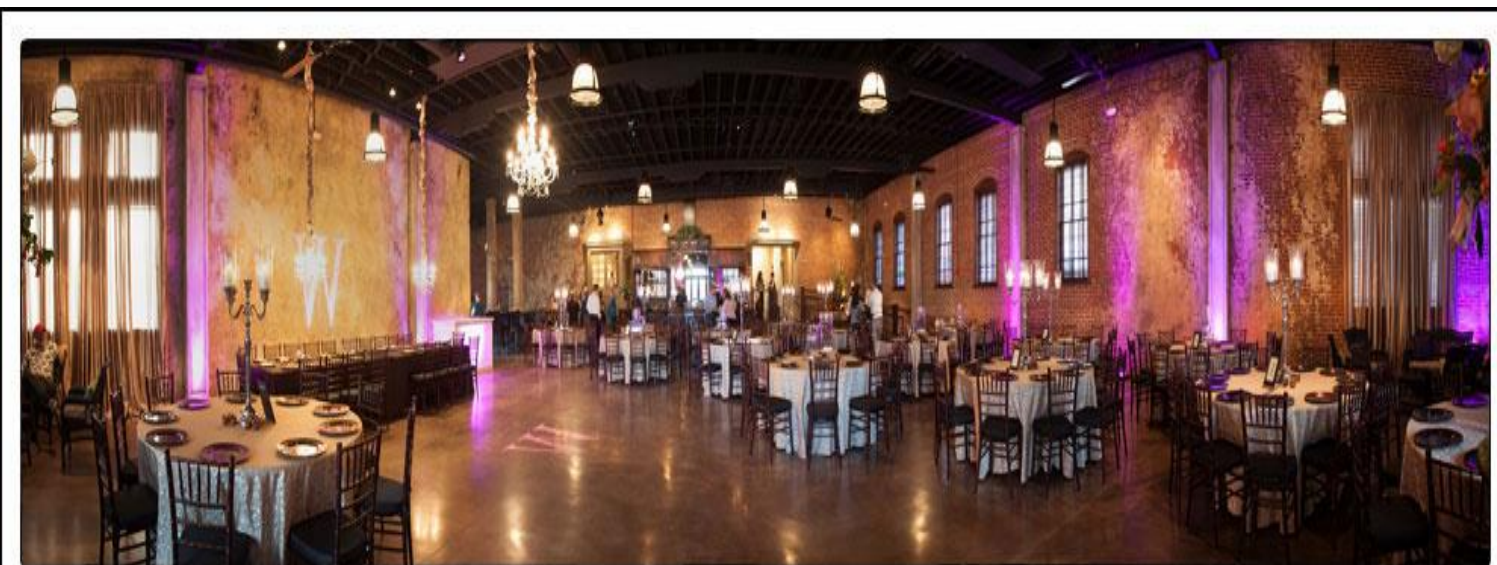
As an events venue, the elegant and professional ambiance of the property would serve as an excellent space to bring your team or company together, whether it is to hold a conference or celebrate a momentous occasion. Currently the property is primarily used to host lavish wedding rehearsals, ceremonies, receptions and corporate downtown, business and government functions.

This property is also an exceptional opportunity to re-design into office/restaurant/retail space. As an office it would provide an abundance of open space, with very few walls, enhancing it's collaborative, eclectic and team oriented environment. A retail division of the building could be creatively woven throughout the space. With the additional undeveloped space a fully functional kitchen could be installed to provide a fine or casual dining experience.

Conveniently located in downtown Gainesville, the property offers an exceptional backdrop to engage residents and businesses in fast growing Gainesville. This location offers plenty of free parking as well as hotels—Brenau University, Federal Courthouse, Government HQ, the Square and the CBD just a few minutes' walk away.

As Gainesville continues to explode in population while retaining it's own character, this 11,000+ s.f. renovated facility offers the opportunity to locate at "Main and Main" in N.E. Georgia. A MUST OWN PROPERTY!





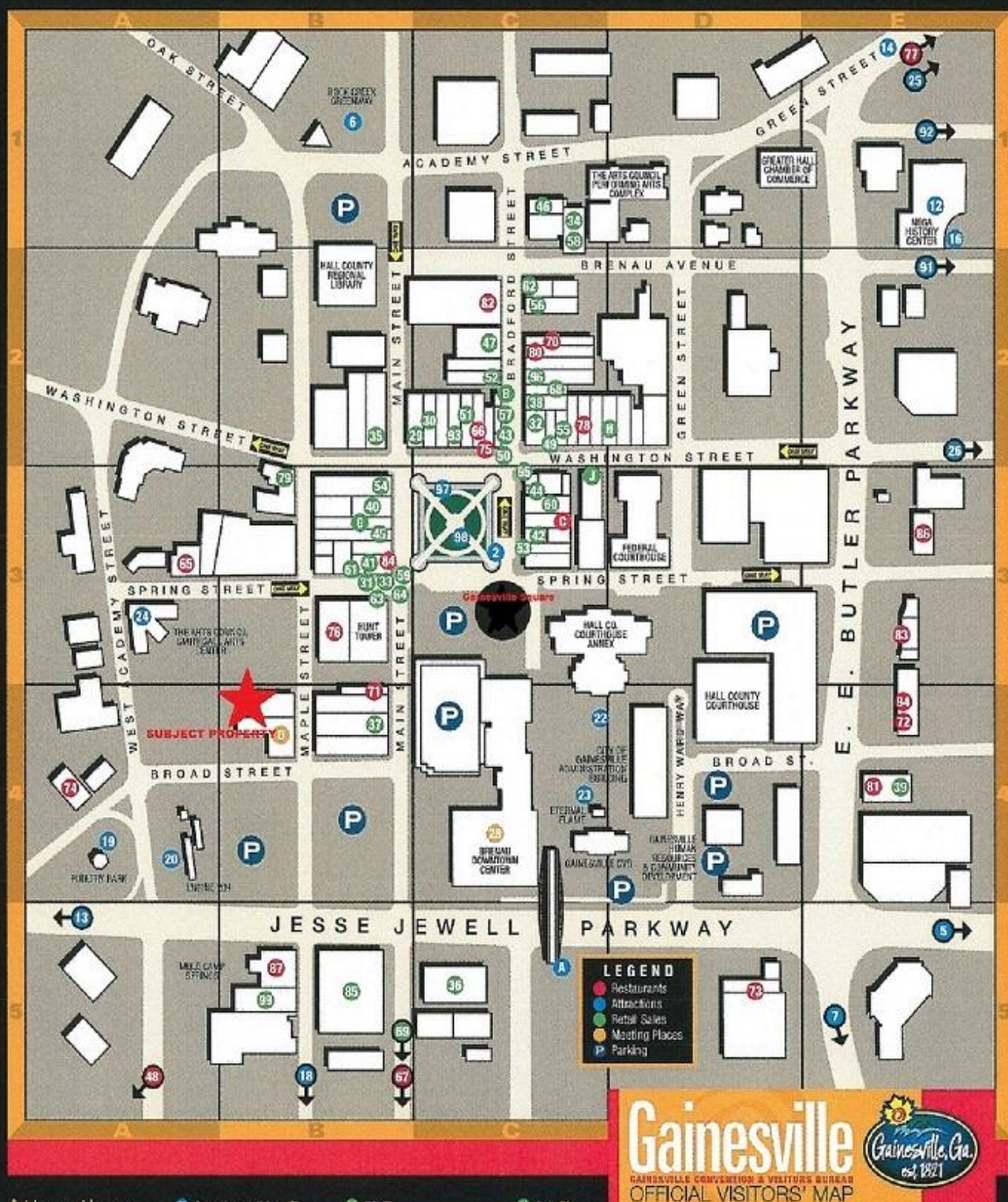




**Just off the Gainesville Square—**  
**Local Events, activities**  
**Restaurants, night life, & retail**  
**Brenau University & downtown center**  
**Federal Court House**  
**Free parking deck accommodating 419 vehicles only 88**  
**steps from property**







**Gainesville**  
GAINESVILLE CONVENTION & VISITORS BUREAU  
OFFICIAL VISITORS' MAP



## Attractions

- 1 Solar Splash Walking Tour 03
- 2 Fossil Hunter's Academy Center 05
- 3 Rock Creek Veterans Park 08
- 4 Interactive Neighborhood for Kids 05
- 5 Northwest Georgia History Center 05
- 6 Alta Vista Cemetery & Walking Tour 05
- 7 Historic Green Street & Walking Tour 01
- 8 Elmer White Park, Cedar 01
- 9 The Historic Piedmont Hotel 05
- 10 Fossil Park 04
- 11 Empire 200 04
- 12 Rosemont Square 04
- 13 Elwood House 04
- 14 The Arts Council of Gainesville Center 02
- 15 Gainesville Museum of Art Center 01
- 16 Brenau University Galleries 02
- 17 Brenau Downtown Center 04
- 18 Fossil Hunter's Academy 05
- 19 John Bird Center Performing Arts 01
- 20 Fossil Hunter's Academy 05
- 21 "Old Joe" Caricature Studio 03
- 22 Fossil Hunter's Academy 05
- 23 Robins Event Center 04
- 24 Fossil's Room 02
- 25 Carol's Closet 02
- 26 Colossal Studios 03
- 27 Christopher's Tents & Tents 02
- 28 Carver Cottage 03
- 29 Lillian's Clothing Company 01
- 30 Dress Up Boutique 02
- 31 O'S 03
- 32 Peak Studio 04
- 33 Double Girls 02
- 34 Unleash the Company 04
- 35 Framed Your Face 03
- 36 Collections on the Square 03
- 37 Gem Anatomy 03
- 38 Wild Bucks 02
- 39 Hairdress 03
- 40 House & Home Text Shop 03
- 41 Peasants' Patch 01
- 42 Martin Furniture Company 02
- 43 River Moon Tattoos 02
- 44 Occasions World 02
- 45 Peasants' Patch & Spa 02
- 46 Haggerty's & Naps Tents 02
- 47 Downtown Darts 02
- 48 Soul's 03
- 49 Specialty Massage & Spa 02
- 50 The Broom Shop 02
- 51 Thomas Puffin Studio 02
- 52 The Crystal Palace 01
- 53 Main Street Market 03
- 54 The Wolf Place 02
- 55 The Wolf Chapter Bookstore 03
- 56 Soul & Kids World 02
- 57 Eggs with Eggs 03
- 58 Wonderful Events & Celebrations 03
- 59 The Park Bar 02
- 60 Haggerty's Interior Design 03
- 61 Unleash the Company 04
- 62 Rock & Roll Party 03
- 63 Mike & Moe's Children's Boutiques 02
- 64 District 101 03
- 65 J. R. Deters 02
- 66 Fossil Gun & Machinery 05
- 67 The Imperial Salon 02
- 68 Jaded Arts & Crafts 03
- 69 Madison Elizabeth Salon 02
- 70 The Colored Egg 06
- 71 Noble Camp Tavern 02
- 72 Atlas Pizzeria 02
- 73 Big Bear Cafe 05
- 74 Nibbles 02
- 75 Gallagher's 03
- 76 Fajita Madness Express 04
- 77 Holiday Inn Express 03
- 78 BOP 04
- 79 Brenau Park 02
- 80 Lenny's Restaurant & Pizzeria 03
- 81 Melissa's Restaurant 01
- 82 Monkey Diner 02
- 83 Re-cess Gastro Pub 02
- 84 Schmitt's 04
- 85 Scott's Downtown 02
- 86 Subway 03
- 87 Sweet Maple 03
- 88 The Dog Cafe 03
- 89 Wild Wing Cafe 05
- 90 Little Caesar's Pizza 04
- 91 Amaldi's 03
- 92 Modernism Mancy 02

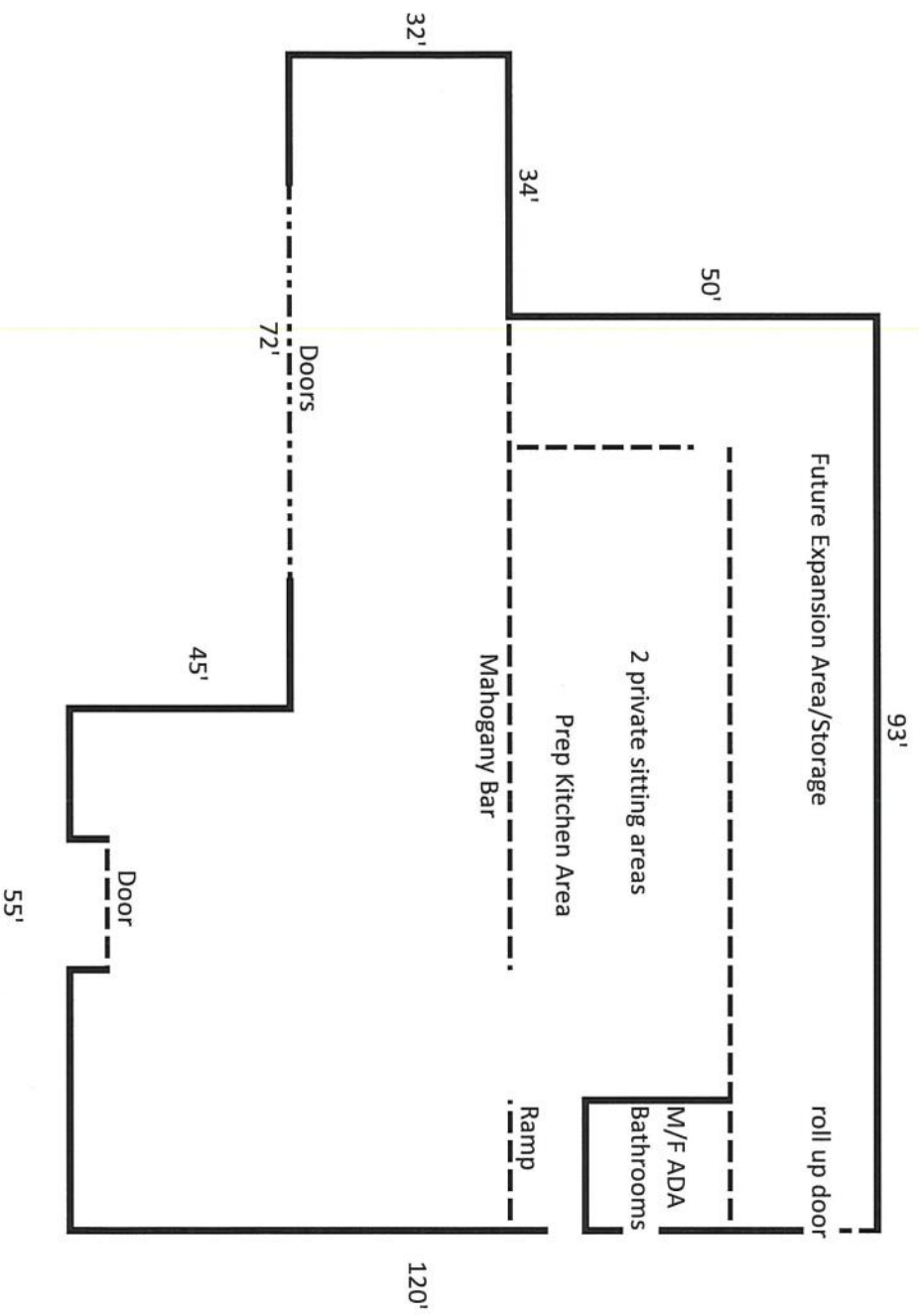
## Shopping

## Restaurants

- 1 J. R. Deters 02
- 2 Fossil Gun & Machinery 05
- 3 The Imperial Salon 02
- 4 Jaded Arts & Crafts 03
- 5 Madison Elizabeth Salon 02
- 6 The Colored Egg 06
- 7 Noble Camp Tavern 02
- 8 Atlas Pizzeria 02
- 9 Big Bear Cafe 05
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- 27 Amaldi's 03
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310 S.W. Broad Street, Gainesville





# NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF CITY OF GAINESVILLE, GA. COMMUNITY PANEL NO. 130263, 0187 F. EFFECTIVE DATE: SEPTEMBER 29, 2006

EQUIPMENT USED FOR MEASUREMENT: TOPCON G.T.S. 825A

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

AREA: 0.41 ACRES  
or  
17,964 Sq. FEET

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,369 FEET AND AN ANGULAR ERROR OF 00'00"00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: J.M.J. & C.M.P.

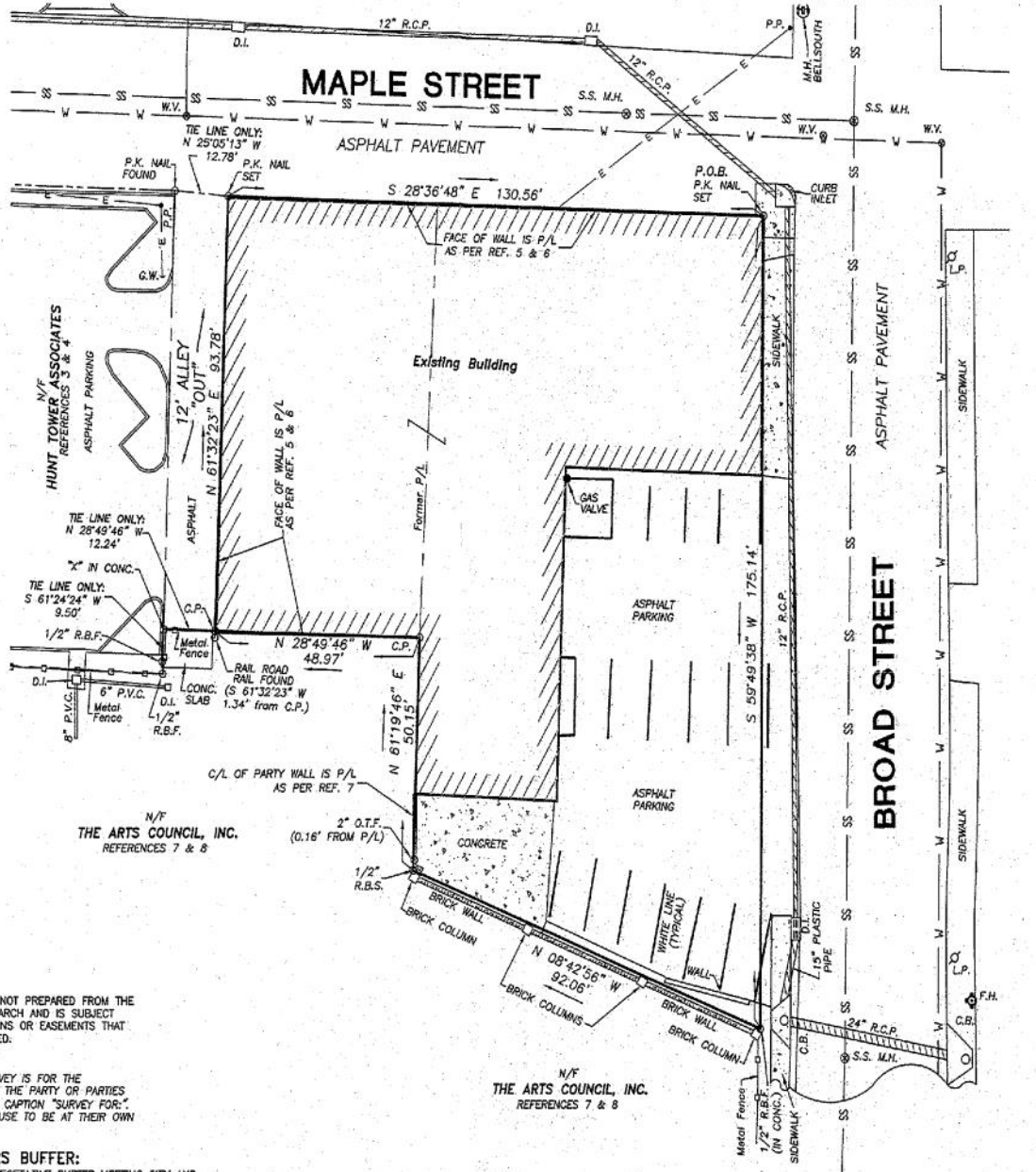
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 60,820 FEET

# REFERENCES:

1. DEED BOOK 6809, PAGES 706-708
2. DEED BOOK 5615, PAGE 288
3. DEED BOOK 784, PAGES 622-623
4. PLAT BOOK 88, PAGE 128
5. DEED BOOK 2341, PAGE 14
6. PLAT BOOK 411, PAGE 196A
7. DEED BOOK 1717, PAGES 134-138
8. PLAT FOR C.S.X. REAL PROPERTY INC. BY: RILEY, PARK, HAYDEN & ASSOCIATES INC. DATED: 11/1/1991

# LEGEND:

- I.P.F. - IRON PIN FOUND
- C.T.F. - CRIMPED TOP PIN FOUND
- R.B.F. - REBAR PIN FOUND
- R.B.S. - REBAR PIN SET
- O.T.F. - OPEN TOP FOUND
- C.P. - CALCULATED POINT
- B.C. - BACK OF CURB
- C/L - CENTER LINE
- C.M.P. - CORRUGATED METAL PIPE
- D.I. - DROP INLET
- D.I.P. - DUCTILE IRON PIPE
- F.H. - FIRE HYDRANT
- G.W. - GUY WIRE
- W.V. - WATER VALVE
- G - GAS MAIN
- HDPE - HIGH DENSITY POLYETHYLENE PIPE
- LL.L. - LAND LOT LINE
- \* L.P. - LIGHT POLE
- \* S.S. M.H. - SANITARY SEWER MANHOLE
- N/F - NOW OR FORMERLY
- \* P.P. - POWER POLE
- P.O.B. - POINT OF BEGINNING
- P/L - PROPERTY LINE
- PVC - POLYVINYL CHLORIDE PIPE
- R/W - RIGHT OF WAY
- R.C.P. - REINFORCED CONCRETE PIPE
- S/B - SETBACK
- S.S.P. - SERVICE POLE
- E - ELECTRIC LINE
- W - WATER MAIN
- W.M. - WATER METER
- X - FENCE
- CONTIGUOUS

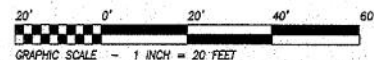


THIS SURVEY WAS NOT PREPARED FROM THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR." ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

# STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.



REGISTERED PROFESSIONAL  
LAND SURVEYORS

P.O. BOX 266  
GAINESVILLE, GA. 30603  
PHONE: (770) 532-6492  
FAX: (770) 532-1995  
www.pattonsurveying.com

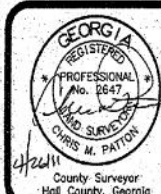
SURVEYED BY: J.M.J.  
COMPUTATIONS BY: R.G.W.

DRAFTED BY: R.G.W.  
CHECKED BY: C.M.P.

SURVEY FOR:

**MULE CAMP SPRINGS, LLC**

- LOCATED IN -  
**LAND LOT 154, 9th DISTRICT  
CITY OF GAINESVILLE  
HALL COUNTY, GEORGIA**



SHEET NUMBER:

**1 of 1**

SCALE: 1" = 20'

SURVEY DATE: 04/25/2011

PLAT DATE: 04/25/2011

11-081.dwg

JN. 11-081