



BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

Day Care - Office facility - Medical- Special use

9,158 s.f. on 2.46 acres in fast growing Gainesville area

WAS \$1,400,000 now REDUCED to \$735,000



122 Gabriel Drive, NE Gainesville, GA 30501
Just off Limestone & Clarks Bridge Roads

Former Day Care facility that served over 220 children a day

Make a few changes for office/medical/dental/senior care/special use facility

8,000 s.f. on 1st level and 1,158 s.f. located on the 2nd level

Large outdoor play ground can be converted to parking or building expansion

9 classrooms/9 bathrooms

Open floorplan, ample plumbing for easy renovations

4 separate outdoor playground areas and water feature

Fully sprinklered & security systems

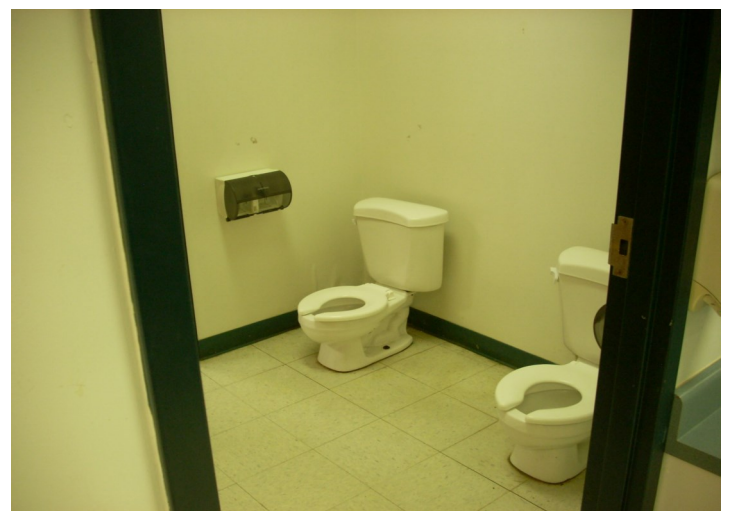
Kitchen/Offices/Reception

Intercom & wired for video

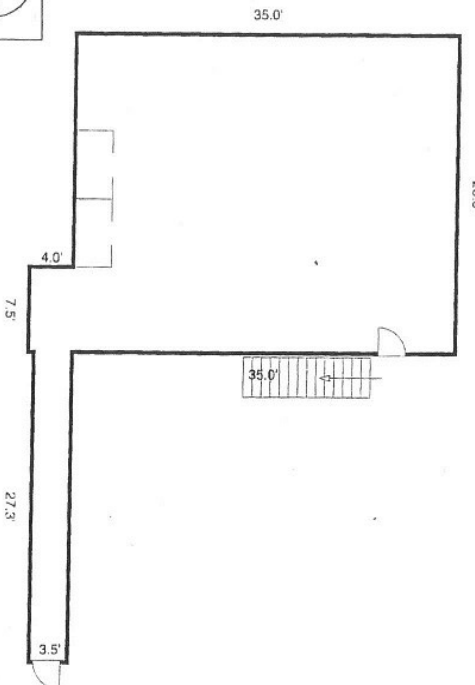
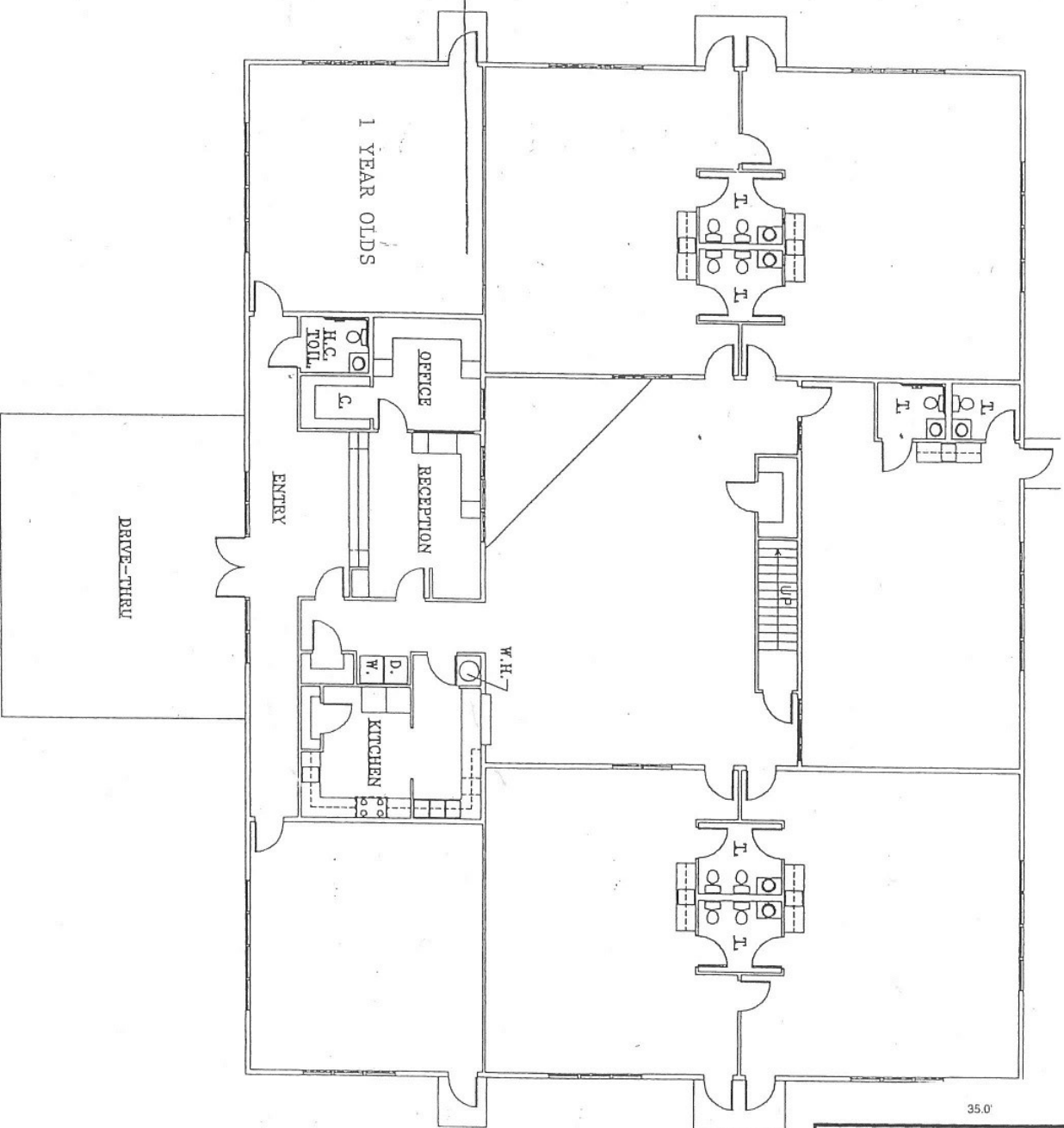
More info and video at www.BrentHoffman.com

BERKSHIRE HATHAWAY | Georgia Properties 770-533-6721





9,158 s.f building
1st floor 8,000 s.f (below)
2nd floor 1,158 s.f. (right)



Building Floor Plan - 2nd Floor Area

[illegible]

WTE AREA - 247 ACRES



- ♦ Just 200 yards off Limestone Parkway/Clarks Bridge Rd.
- ♦ Almost adjacent to J and J Grocery (former Winn Dixie)
- ♦ 1 mile from new Super Kroger and Exit 24 @ I-985, a fast growing corridor and medical area. NE GA Medical Centers employees more than 5,000
- ♦ Property is zoned Neighborhood Business.
- ♦ Located in Hall County adjacent to the City of Gainesville.



AREA DEMOGRAPHICS

	1 miles	3 miles	5 miles
<u>Households</u>	2,240	7,976	18,997
<u>Under 5 years old</u>	493	1,658	5,168
<u>5—9 years of age</u>	494	1,631	4,815
<u>Average HH Income</u>	\$48,558	\$64,015	\$61,058