



Prime Office / Retail building
When visibility and central location counts
was \$399,900 **Reduced now \$335,000**



400 Jesse Jewell Parkway SW, Gainesville

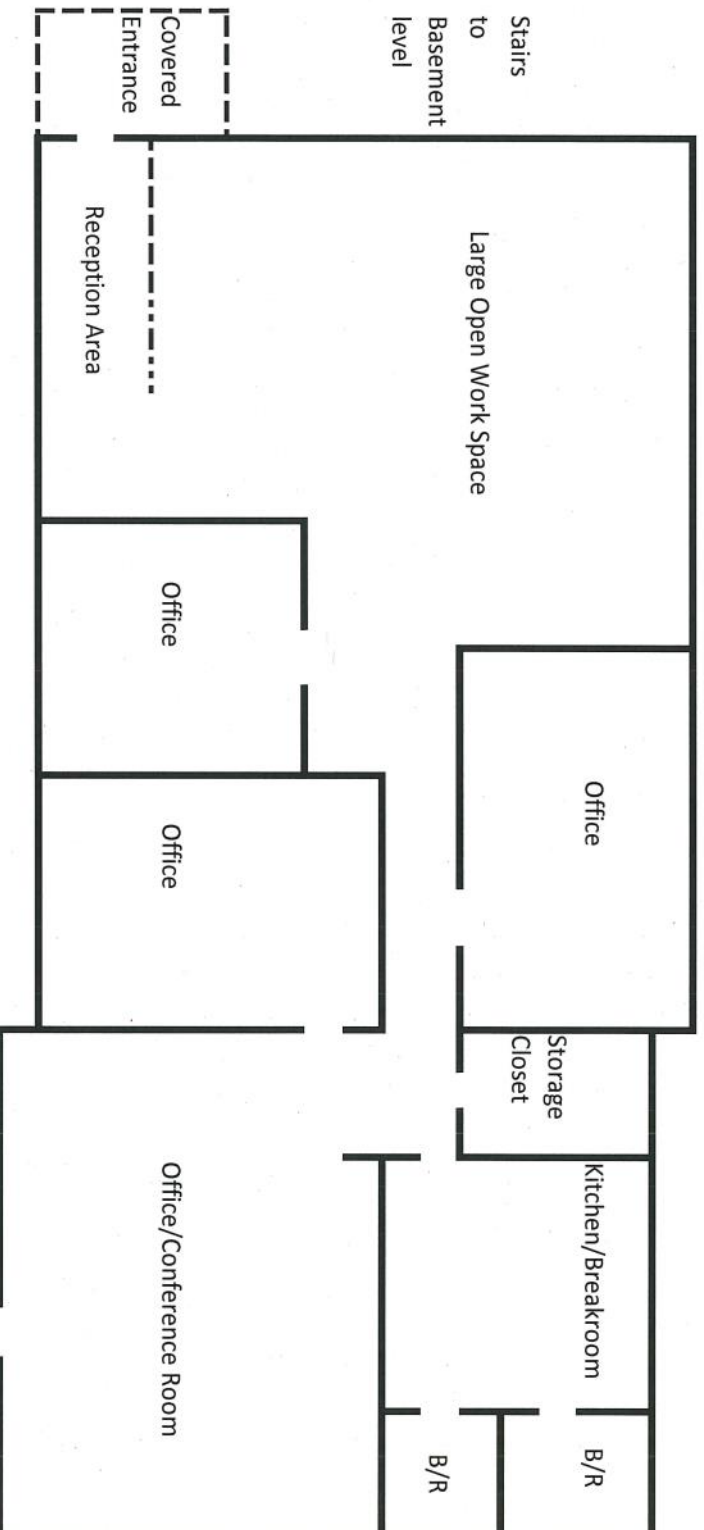
Corner of Jesse Jewell Pkwy & West Academy St near lighted intersection

- ♦ Tremendous traffic count (via Jesse Jewell & Academy St)
- ♦ Street level 1,607 s.f.
- ♦ 1,000 s.f. finished storage area w/ bath & shower in lower level
- ♦ 4 offices, reception , large open space, break room, 2 bathrooms
- ♦ If visibility makes your business tick...this deserves a look
- ♦ 14+ parking spaces
- ♦ CAT 5 wiring
- ♦ .27 ac corner
- ♦ **Retail, medical, office, investment — zoned GB**

More info and video at:<http://www.brenthoffman.com/listings/l0315.html>

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





Basement level has same footprint with approx 1,000 s.f. of finished storage area and bathroom with shower

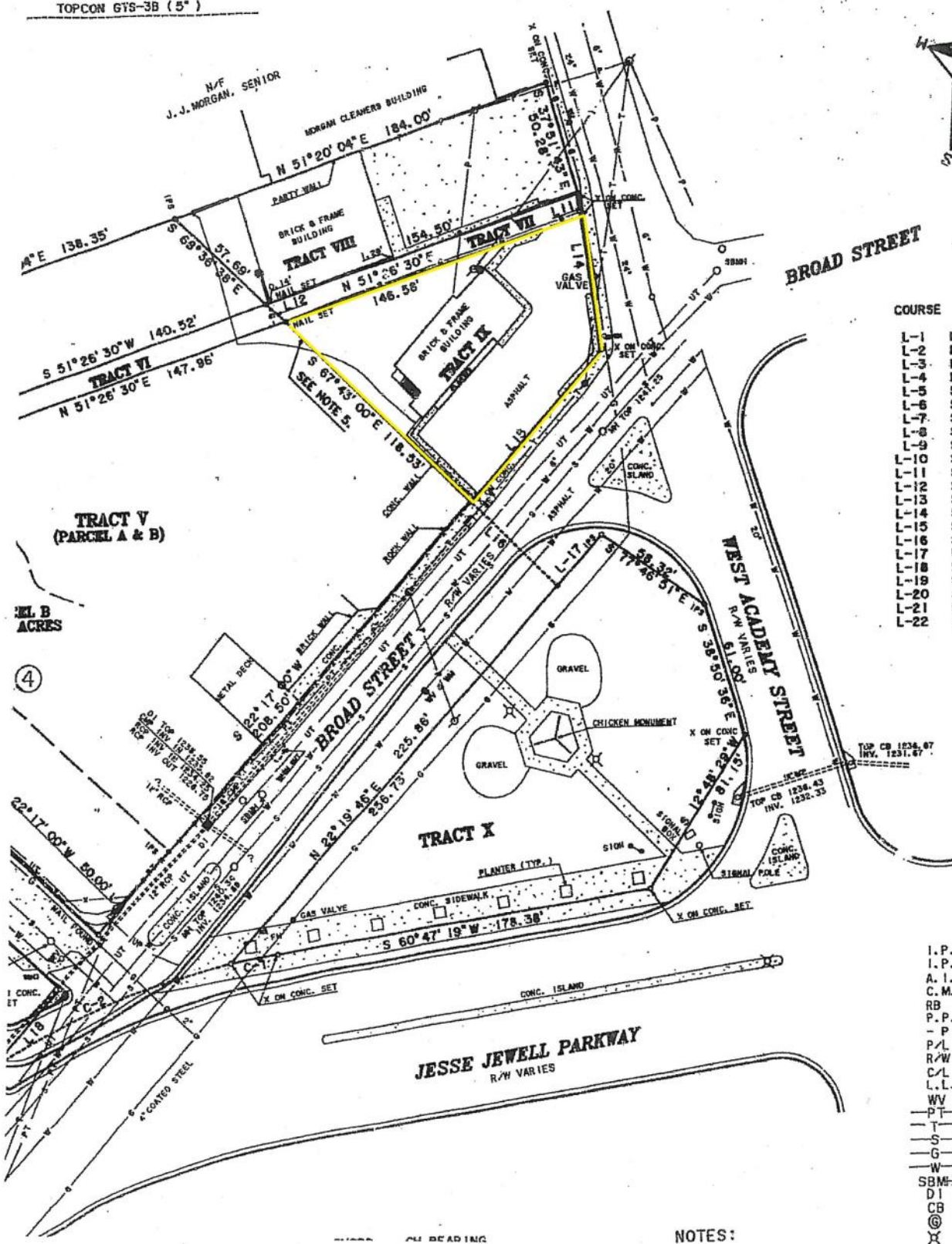


ADJUSTED USING THE
METHOD. THIS MAP OR PLAT HAS
CLOSURE AND IS FOUND TO BE
CLOSED IN 32,052+ FEET.

ED IN CONFORMITY WITH THE
REQUIREMENTS OF LAW,
AND IS SUITABLE FOR RECORDING.

TOPCON GTS-3B (5")

for



COURSE	BEAR
L-1	N 68°5
L-2	N 17°2
L-3	N 68°2
L-4	N 23°5
L-5	S 68°2
L-6	S 64°1
L-7	S 41°5
L-8	S 48°2
L-9	S 57°2
L-10	S 57°4
L-11	S 29°1
L-12	S 71°1
L-13	S 32°1
L-14	S 29°1
L-15	S 22°1
L-16	S 67°1
L-17	N 22°1
L-18	N 22°1
L-19	N 22°1
L-20	S 22°1
L-21	N 65°1
L-22	S 22°1

- I.P.F.
- I.P.S.
- A.I.F.
- C.M.F.
- RB
- P.P.
- P -
- P/L
- R/W
- C/L
- L.L.
- WV
- PT
- T
- S
- G
- W
- SBM
- DI
- CB
- ©
- X

NOTES: