



## Gainesville's Main St Market Building on the Gainesville Square

22,000 s.f. — Income producing

NOW - \$1,390,000

**OWNER**

**FINANCING**

**“Where Gainesville Comes to Meet”**

**REDUCED!**



**118 Main Street, Gainesville, GA 30501**

- ◆ Corner of Main St & Spring St on Gainesville Square ◆ **Projected annual gross revenue \$152,508**
- ◆ Numerous tenants: Sweet Magnolias Restaurant, Purchase Effects leather goods, Next Chapter Books & Gallery on the Square
- ◆ Many City sponsored Square events
- ◆ Renovated 2002/2003
- ◆ Abundant public parking
- ◆ This income producing building is ready for sale and features a brand new (3) year primary lease term on the entire lower level to a restaurant and entertainment club.
- ◆ Near Brenau University's Downtown health campus anticipating up to 700 master's and doctoral students

**Owner financing available at \$425,000 down - 20 year amortization - 6% interest - 7 year balloon**

More info and video at: <http://www.brenthoffman.com/listings/I0316.html>

**[MUST SEE DRONE VIDEO](#)**

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









# Why come to the Gainesville Square?



**Downtown Gainesville is who we are - it's the heartbeat, the rhythm of the community.**  
**"The Main Street Market building is where Gainesville comes to meet".** *So much, so close!*

Located in the heart of the business district, the downtown square is home to a number of boutique and second generation specialty stores, many restaurants and an entertaining and vibrant downtown nightlife. There are over 50 businesses just downtown. Move out a block or two each way and you will be in the hundreds!!

Some of the many restaurants:

Atlas Pizza

Avocado's

Collegiate Grill

Downtown Drafts

Inman Perk Coffee

Luna's Restaurant & Piano Bar

Mule Camp Tavern

Re-cess Gastro Pub

Scott's Downtown

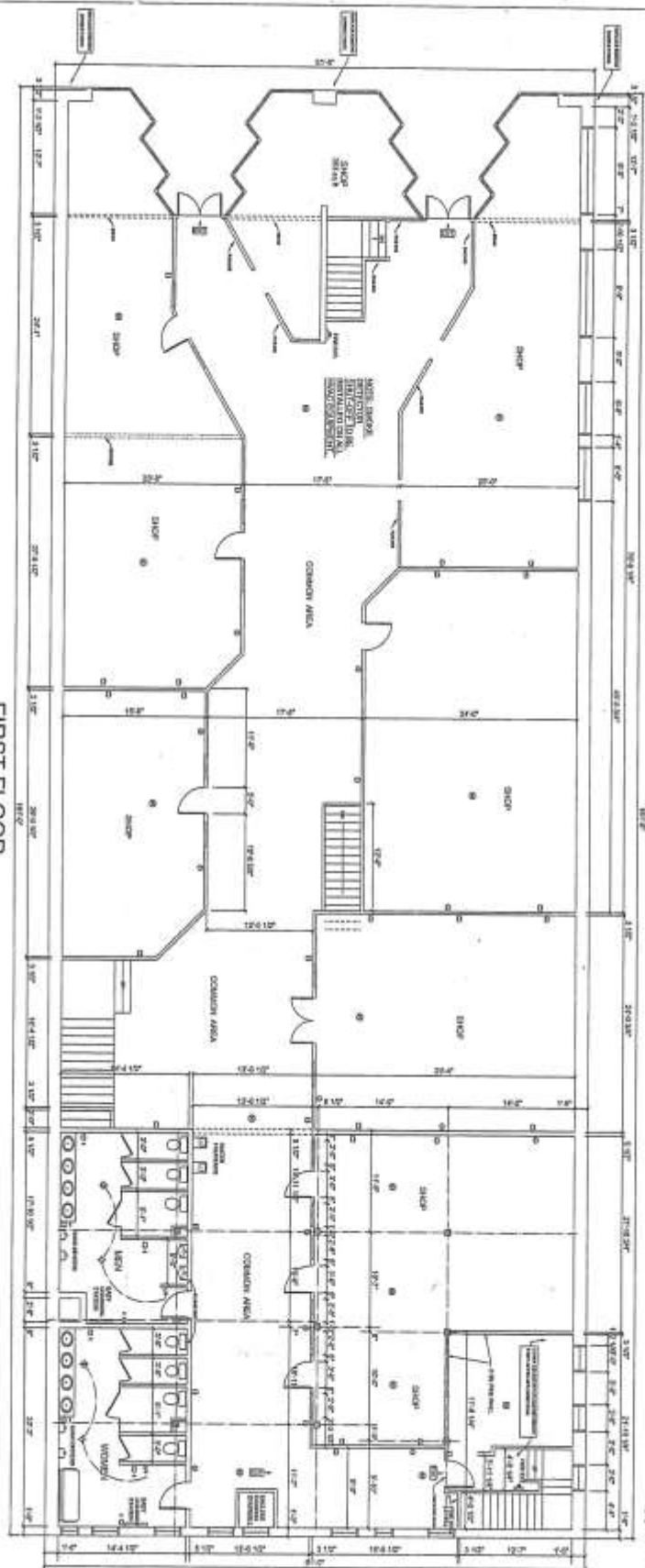
Sweet Magnolia's

Yellow Fin

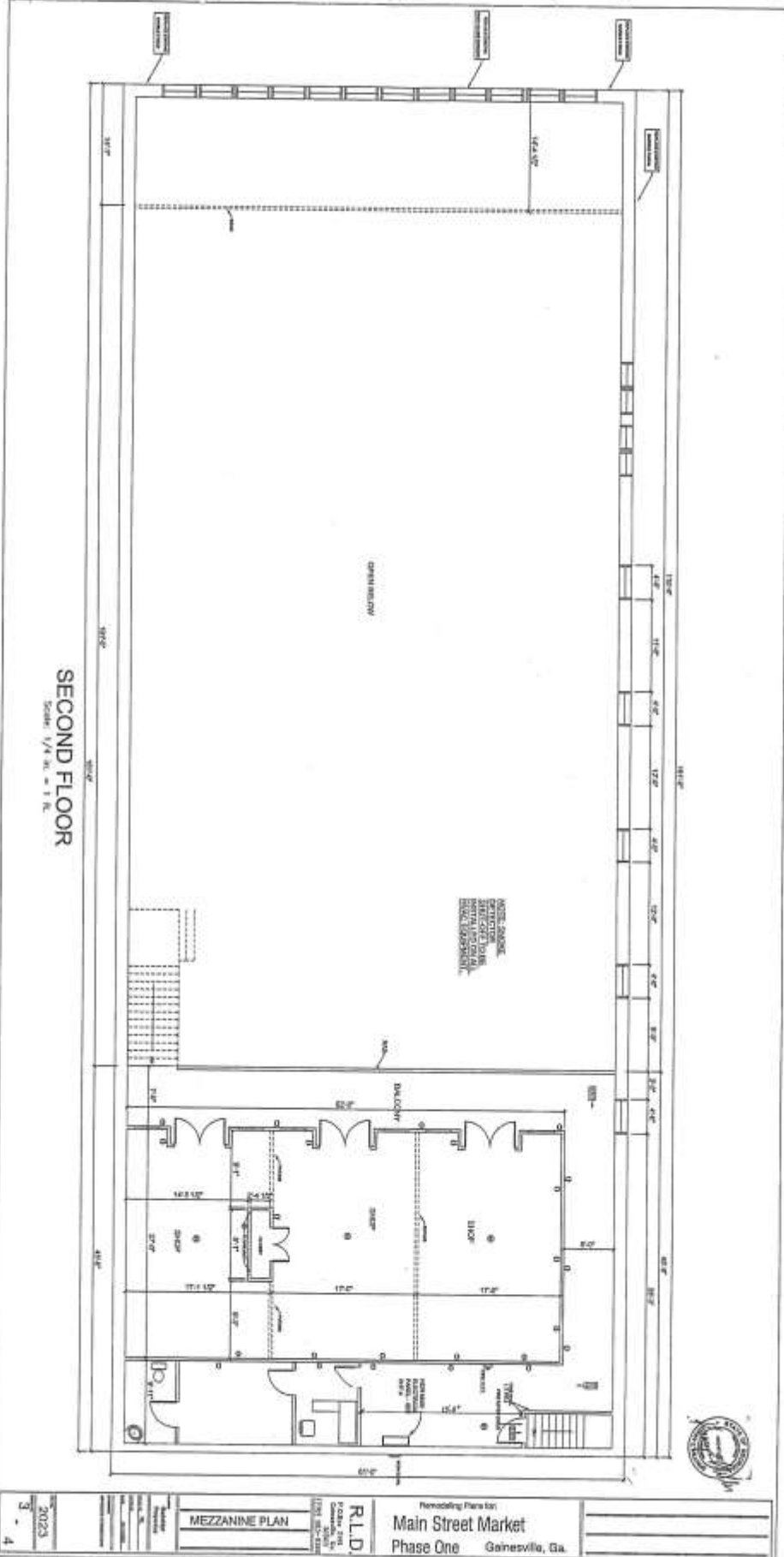
37 Main

Main Street Market was built in 1886 and rebuilt by J.C. Penny's after the great tornado of 1936 this property received a thorough renovation when purchased by the current owner in 2002/2003. This facility comprises over 22,000 s.f. and houses well known tenants as Sweet Magnolia's Restaurant- The Gallery on the Square - Purchase Effect (Leather goods) - Coffee and Smoothie Shop - Our Neighbor Book Store - Yoga - etc. The 10,000 s.f. lower level is currently a restaurant/entertainment venue—37 Main. The upstairs is designed for 3-4 smaller tenants.

[Link to Downtown Gainesville Square](#)



**FIRST FLOOR**  
Scale: 1/4 in. = 1 ft.



SECOND FLOOR

Scale: 1/4" = 1' 0"

|  |  |   |                                 |
|--|--|---|---------------------------------|
| Remodeling Plans for:<br><b>Main Street Market</b><br>Phase One Gainesville, Ga. |  | R.L.D.<br>ROBERT L. DODD<br>ARCHITECT<br>1700 N. W. 10th St.<br>Gainesville, FL 32609 | MEZZANINE PLAN<br>3023<br>3 - 4 |
|--|--|---|---------------------------------|



