



Prudential Georgia Realty

BrentHoffman.com

"When You Want It Sold"

Commercial Real Estate Services



3551 Athens Highway
Jefferson, GA 30549

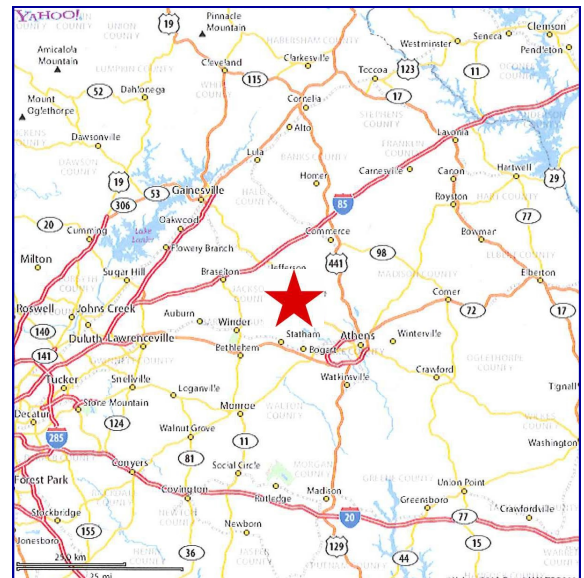


Prime Exposure!!!

BANK OWNED

\$275,000

- ◆ **Four detached buildings totaling approximately 15,470 s.f.**
- ◆ **4.6 acres with median cut**
- ◆ **Corner lot on U.S. 129 between Gainesville and Athens**
- ◆ **Fire damage/cleanup completed by the EPA**



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More info and video at www.BrentHoffman.com

BANK OWNED—

Hot location

**3551 Athens Highway,
Jefferson, GA 30549**

Four buildings:

- ◆ 11,200 square foot
- ◆ 2,100 square foot
- ◆ 1,450 square foot (office)
- ◆ 720 square foot building

All on 4.6 acres located between Athens and Gainesville. This facility has fire damage and was cleaned up by the EPA, and it's priced to make a buyer a return! Ask for details.

11,200 s.f. main building has 17'6"-25' ceilings and three 12x14' drive-in doors, two 8x8' drive-in doors, and two dock-high doors possible. Building has 460 amp, 3-

phase electric, several built-in offices, floor drains, and construction pits in the floor. In addition, this property has a 2,100 work/maintenance building composed of block and metal, with drive-in door and a 720 s.f. building with drive in. Also, adjacent to these three buildings is a very nice 1,450 s.f. office with three large offices, a huge reception/waiting area and a large conference / break room. The office boasts stone tile floors and two restrooms (one with shower). The 4.6 acre tract comprises the corner of U.S. 129 (Arcade) and Rock Forge Road. The property sits in a slow-bending curve with tremendous visibility. You can't help but notice this location. The property also has 363' of CSX rail frontage and multiple drive ways.**This property has been cleaned by the EPA. Ask for details**

Click on the following links for more information on EPA sites.

<http://www.epa.gov/region4/waste/sf/sri/index.htm>

<http://www.epa.gov/region4/waste/sf/sri/ppiservice/index.htm>

<http://www.epa.gov/compliance/resources/publications/cleanup/superfund/top-10-ques.pdf>



11,200 s.f. building fronting U.S. 129 and Rock Forge Rd.



Side view of 2,100 s.f. building.



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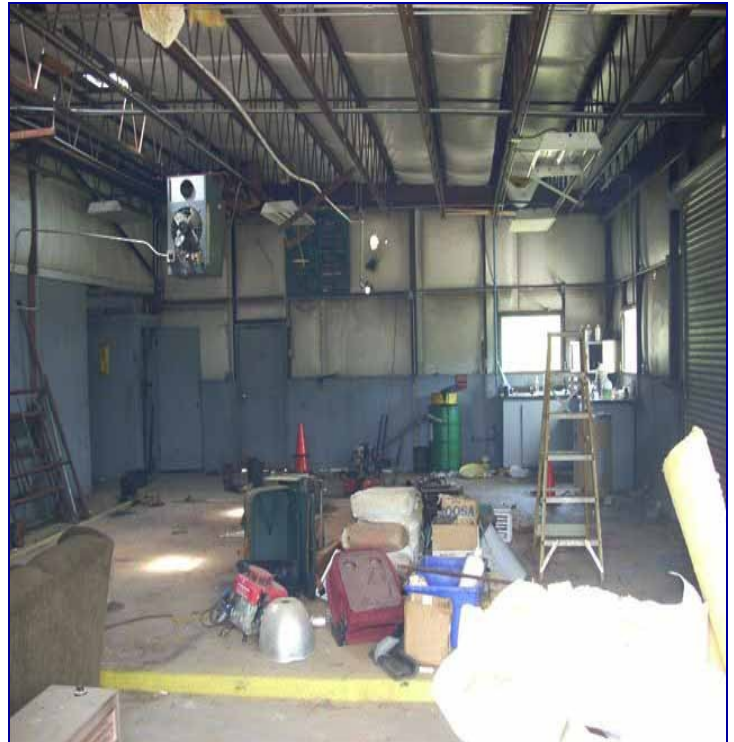
Very nice 1,450 s.f. office with two restrooms and a shower.



720 s.f. storage building.



11,200 s.f. main building showing fire damage.

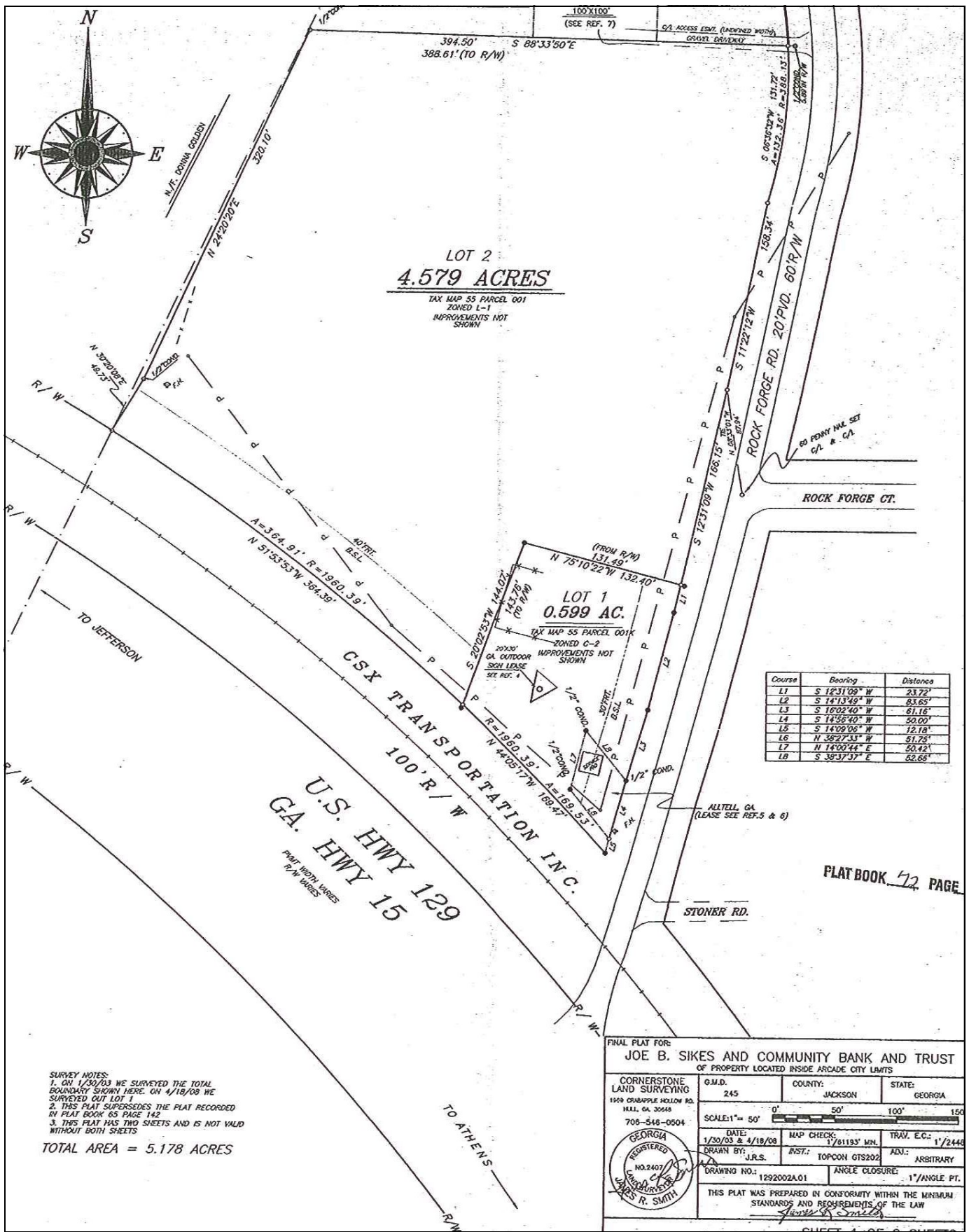


Inside of maintenance facility.



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Property plat



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