



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR SALE

Browns Bridge Rd—High visibility

Two (2) buildings
#1- 3,200 s.f. (1,610 per floor) office /
showroom
#2 - 2,400 s.f. shop/warehouse with
three bays



5303 Browns Bridge Rd. at corner of Whitmire Dr., Gainesville GA

Marketed By:

Brent Hoffman

Berkshire Hathaway Home Services GA Properties
500 Jesse Jewell Pkwy., SE Suite 300
Gainesville, GA 30501
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Property Information

\$475,000



Browns Bridge road frontage



Aerial

- ◆ **High visibility on corner of Browns Bridge Rd and Whitmire Dr.**
- ◆ **Just 1/4 mile from Lake Lanier**
- ◆ **Bldg. #1 3,200 s.f. (1,610 each floor) with showroom, counter sales, kitchen and 3+ offices**
- ◆ **1 acre corner lot**

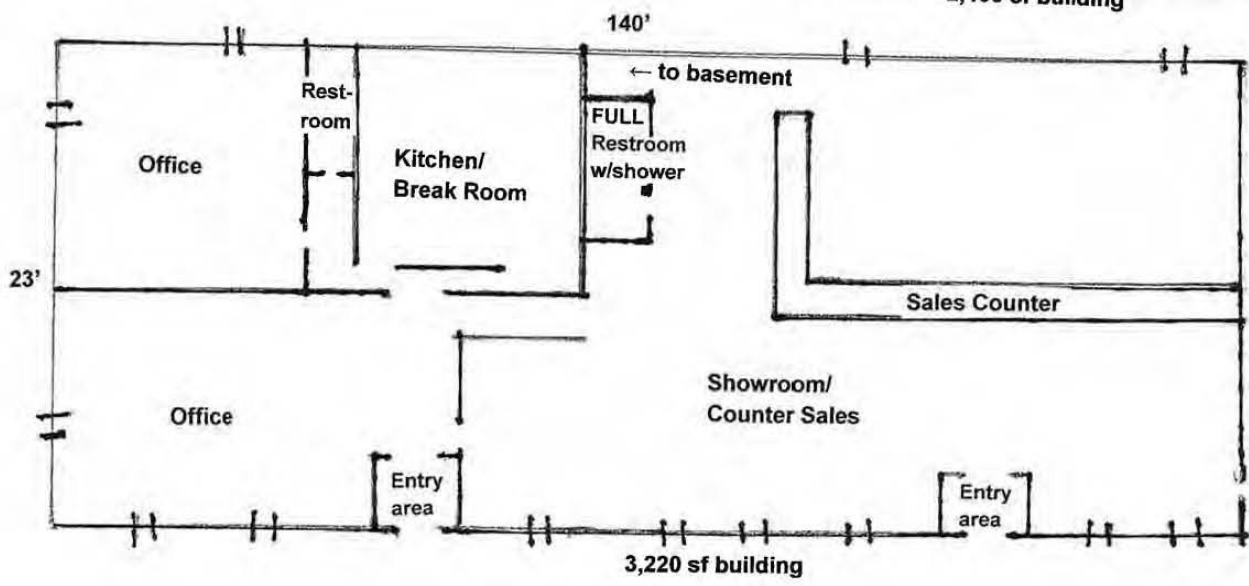
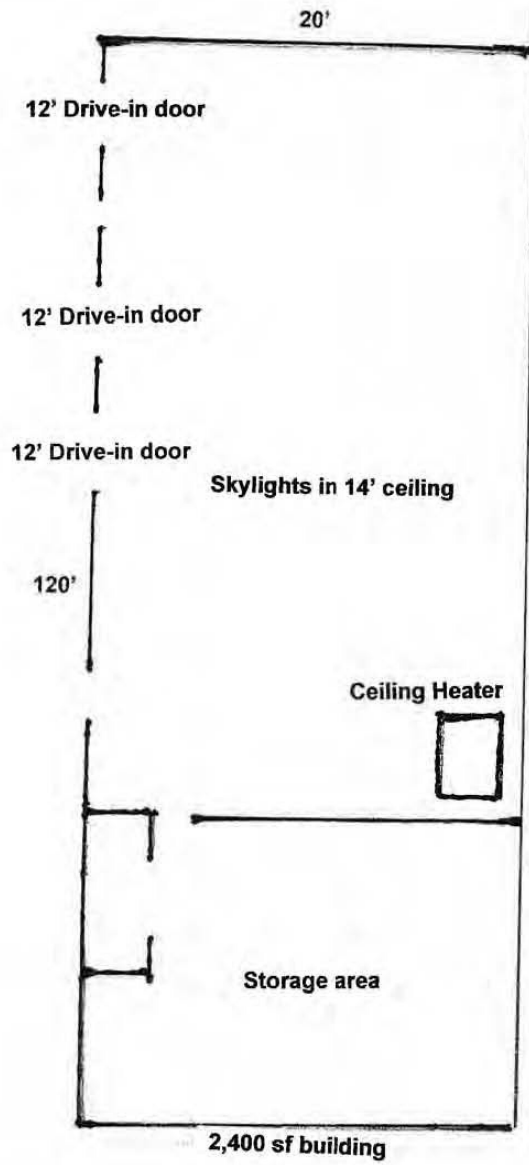
- ◆ **Bldg #2 is 2,400 s.f. with 3 bays— 12 x 12 drive in doors. 14' high ceilings and clear span for automotive or marine use or storage facility with office**
- ◆ **Large paved parking with fenced lot ideal for automotive, landscaping, marine use**
- ◆ **Good Signage**

<https://www.brenthoffman.com/listings/l0105.html>



All materials furnished is from sources deemed reliable, but information has not been verified and is subject to errors or omissions

PAVED PARKING AREA





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Location Map



Take I-985 North to exit 20 Queen City Pkwy/ Hwy 60 towards Gainesville. Left onto Jesse Jewell Pkwy at light. This will turn into Browns Bridge Rd. Proceed 7.26 miles. Property is on the left.

Convenient to Gainesville,
Lake Lanier, GA 400/US 19

