



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

Owner Financing

JUST \$475 a month

REDUCED AGAIN

FOR SALE

Historic Kenimer-Telford House

Just off Square

Cleveland, GA

Full renovation required



80 West Jarrard Street, Cleveland, GA 30528

Marketed By:

Brent Hoffman & Don Grimsley

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Brent Hoffman



Don Grimsley



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Property Information

4,240 total s.f. / 3,300 s.f. (heated)

Historic building on .48 acre

*Waiting for your renovations to bring
out its “Southern Charm”*

Highest & Best use professional office space

REDUCED AGAIN NOW \$75,000



Historical records indicate that the house was built by Mr. Kenimer in two sections. The small one story section that is the rear of the house was built prior to 1872. The larger two story section was built in 1893/94. The house was one of the first in the community to be equipped with electricity, around 1920. At one time it was surrounded by a 12 acre pasture and apple & pear orchard. Mr. Kenimer also kept a fine stable of horses.

- ♦ 8 offices—4 upstairs & 4 down
- ♦ Reception area, conference room
- ♦ Kitchenette and 2 bathrooms
- ♦ 6 fireplaces
- ♦ Front & rear covered porches
- ♦ Currently zoned residential—easy re-zone to commercial
- ♦ Flat corner lot

Owner financing to qualified buyer—25% down, amortized 15 years at 6% interest with 3 year balloon \$475.00 monthly payments

Easy to show—lockbox on front door (AGENTS call for code) ** Do not go out on upstairs deck**

More info and video at: <http://www.brenthoffman.com/listings/I0332.html>







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Location Map

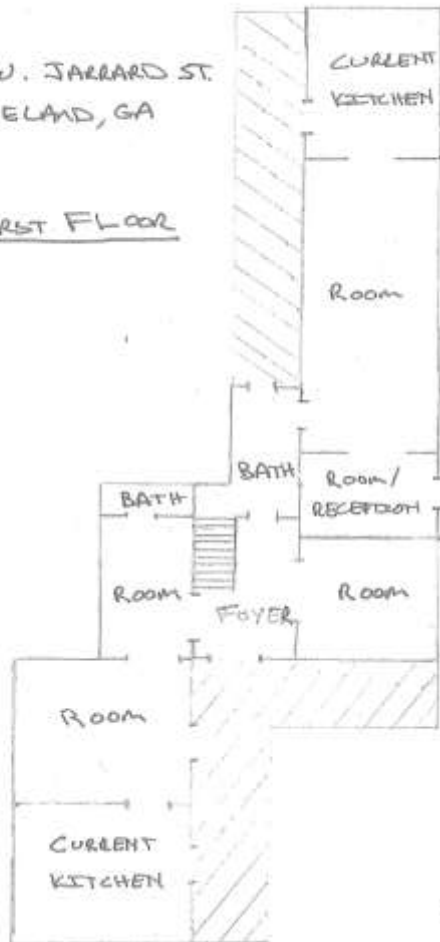


Convenient to the Atlanta market & North Georgia mountains. Adjacent to Cleveland Square—business district

From Gainesville take Hwy 129/ GA Hwy 11 / Cleveland Hwy North to Cleveland. Continue around White County Courthouse, on Square. Make a left on West Jarrard St. Property is on the right.

80 W. JARRARD ST.
CLEVELAND, GA

FIRST FLOOR



80 W. JARRARD ST.
CLEVELAND, GA

SECOND FLOOR

