

BERKSHIRE HATHAWAY | Georgia Properties Commercial Division

REDUCED \$30,000

Hilton Head style office on .69 acres on BUSY/VISIBLE Athens Highway NOW JUST \$119,900.00



2219-2225 Athens Highway, Gainesville 30507

- 1,130 s.f. office with 3 offices and reception area
- Fully equipped kitchen
- 2 baths & laundry
- Fireplace
- Security system

- Easy access and just 1.6 miles to I-985 at exit 20
- Daily traffic count 31,640!!
- Approx. 330 ft. frontage on Hwy 129
- Zoned Highway Business
- Separate Garage/Workshop

More info and video at <u>www.BrentHoffman.com</u> BERKSHIRE HATHAWAY |Georgia Properties 770-533-6721



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Tall trees and beautiful landscaping make this feel like a park like setting with room to expand on the .69 acres.

Adjacent to the office is a large 16x24' work/storage building with heavy electrical, automotive pit and storage cabinets along with R.V. tall covered parking stall.





Large front and back porches and beautiful screened gazebo in the back yard.

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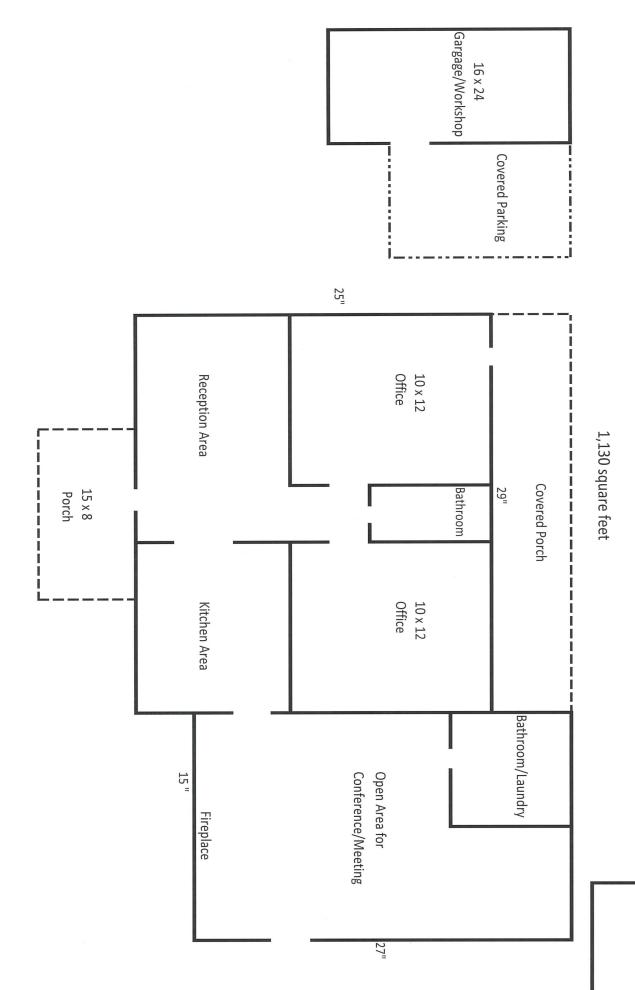
Directions: From I-985 take exit 20, US 129/Athens Highway away from Gainesville. Go 1.6 miles and make a U-turn at Gaines Mill Road. Property immediately on right.



Zoned Highway Business (HB). Possible uses include: loan office, exterminator, small used car lot, tax office, medical office, etc.

Easy to buy: Typical Financing Terms: 20% down, 20 year term at 6% interest. Your payments would be \$853.00 monthly with \$29,980 down.

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Gazebo