



**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 [www.BrentHoffman.com](http://www.BrentHoffman.com)

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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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1,130 square feet

