



BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

OWNER

Nicely renovated small office building (900 s.f.) just off Jesse Jewell Parkway in Central Gainesville.

FINANCING

**For Sale \$109,000 or Lease \$1,000 a month
644 Banks Street, Gainesville**

AVAILABLE



- ◆ Big front rocking chair porch
- ◆ 4 offices, or 3 with conf room
- ◆ Workroom-area with shelves
- ◆ CAT 5 computer wired
- ◆ Handicap bath and entrance
- ◆ Zoned for professional office
- ◆ Upgraded light fixtures
- ◆ Central heating and air, gas heat
- ◆ 7 plus parking spaces
- ◆ Attic storage

Owner is offering several different terms—one example is: 20% down (\$21,800), 6% interest, 15 year amortization with 5 year balloon.
Monthly P/I \$736.00

More info and video at www.BrentHoffman.com
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Just one block off Jesse Jewell. This stand alone office is easy to get to and located near Advanced Auto Parts behind Americas Best Value Inn just off Jesse Jewell Parkway.

Former real estate office but would make nice small medical, professional, tax, accountant, or general office.

This office was renovated in 2006-07 with new sheetrock, electrical, plumbing, A/C, flooring, paint, lighting, front roof, and made handicapped accessible.

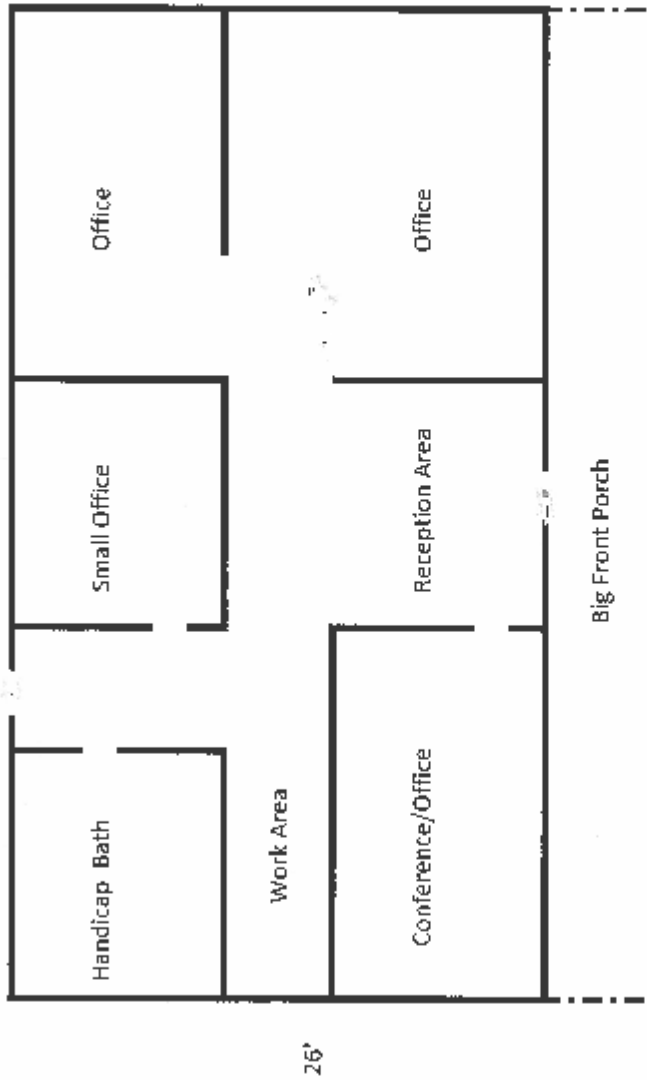
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644 Banks Street, Gainesville, GA 30501

34.6'



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