Prudential Georgia Realty

BrentHoffman.com

" When You Want It Sold "

Commercial Real Estate Services

INVESTMENT—OFFICE/RETAIL

1,242 s.f. Building on 1.48 Acres

3504 Hardy Rd., Gainesville, GA 30506

BUSY CORNER of Thompson Bridge Rd. and Hardy Rd.
(near Kroger and Hardware Store)

Only $169,000

- **Daily Traffic Count 23,750**
- **2 Lots w/House ($750/mo. rent)**
- **Currently Zoned Residential. Comprehensive Land Use Plan Says Retail—Office**
- **Room for 10,000+ s.f. Building**

COMMERCIAL Real Estate REALTOR

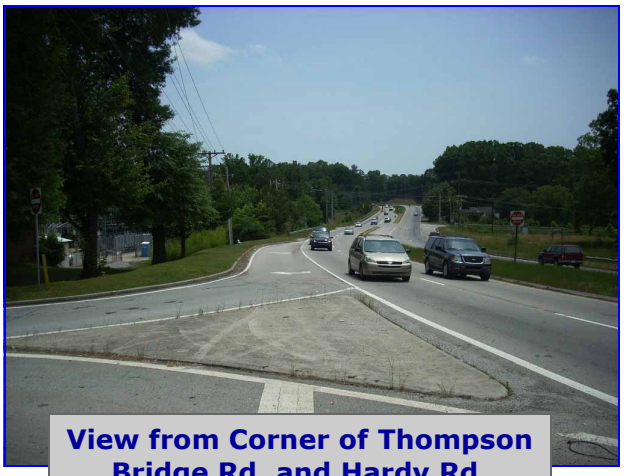
Presented by: Brent Hoffman
Prudential Georgia Realty
351 Jesse Jewel Parkway
Gainesville, GA 30501
770-533-6721 (direct)
770-536-3007 (office)
Brent@BrentHoffman.com

Prudential Georgia Realty

BrentHoffman.com

" When You Want It Sold "

Commercial Real Estate Services



View from Corner of Thompson Bridge Rd. and Hardy Rd.

View of House from Thompson Bridge Rd.

View Looking Down Thompson Bridge Rd.

Back of House Showing Daylight Basement

Artist Rendition of Brand New Office Building Where the House Now Stands. This is a Front View Looking From Thompson Bridge Rd.

Artist Rendition of Brand New Office Building Where the House Now Stands. This is a Rear View Looking From Thompson Bridge Rd.

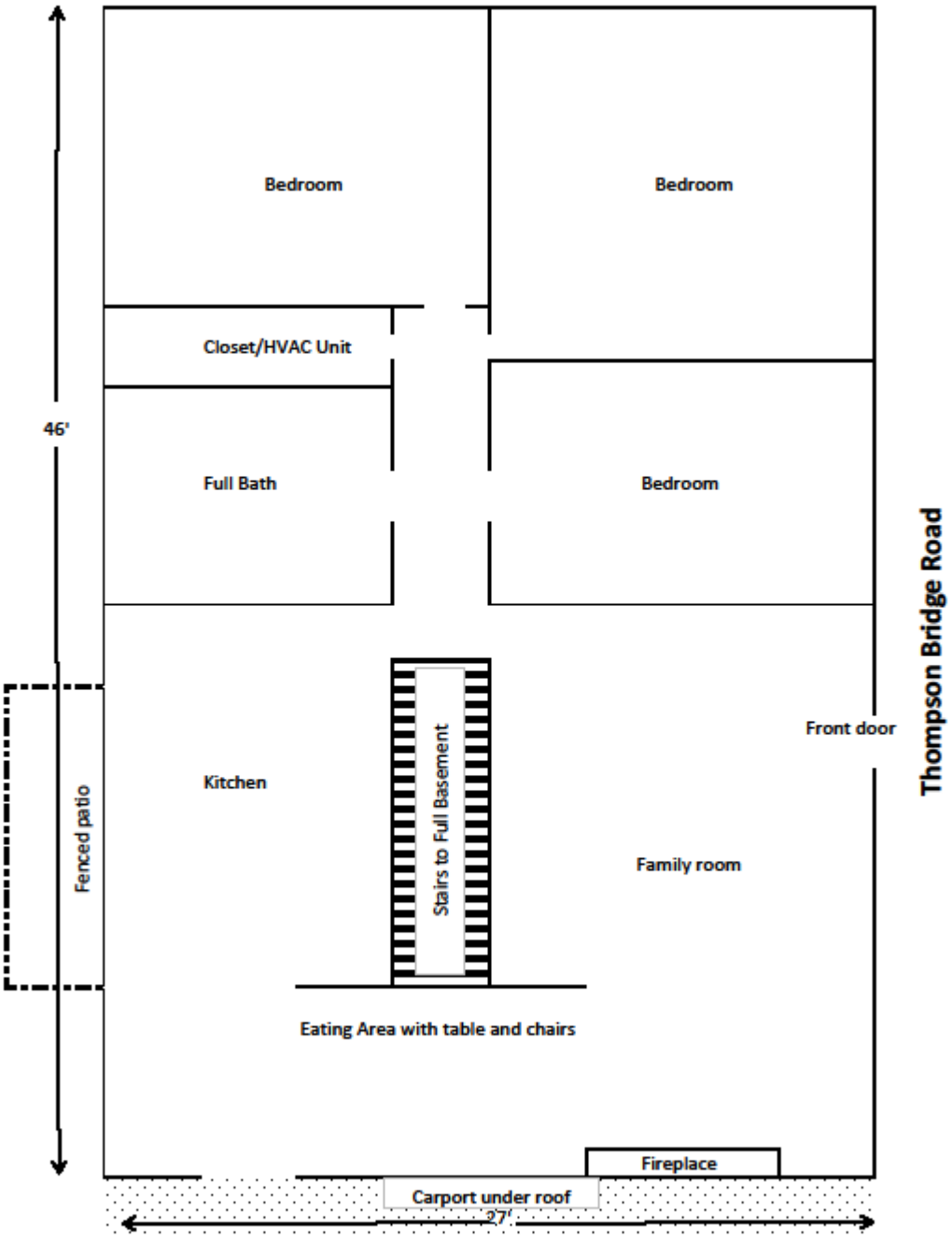
Prudential Georgia Realty

BrentHoffman.com

" When You Want It Sold "

Commercial Real Estate Services

FLOOR PLAN--Corner Thompson Bridge and Hardy Road
Gainesville, GA 30506



House was built in 1962 and is currently rented for $750/month. The main level is 1,242 s.f. (1,782 w/carport) and sits on a full daylight basement. 127 linear feet of the lot is on Thompson Bridge Rd. Taxes in 2010 were $1,255.