



BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

4,840 s.f. Oakwood Office Building FOR SALE / with income
(4) Tenants in place \$41,400 annual income
\$ 450,000 OWNER FINANCING AVAILABLE



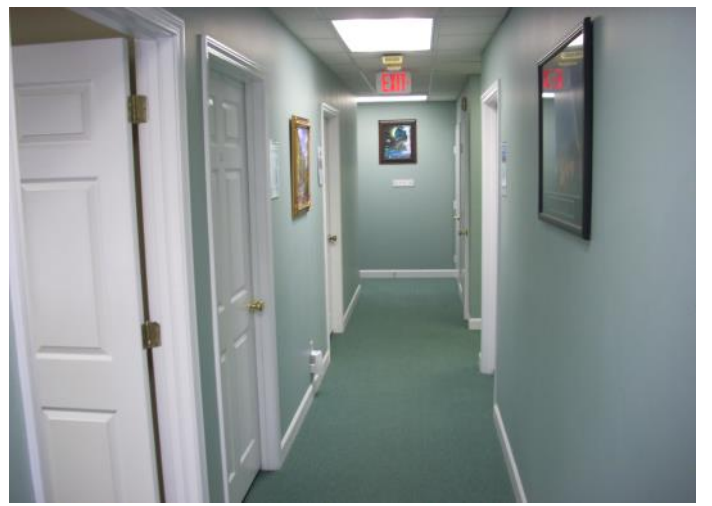
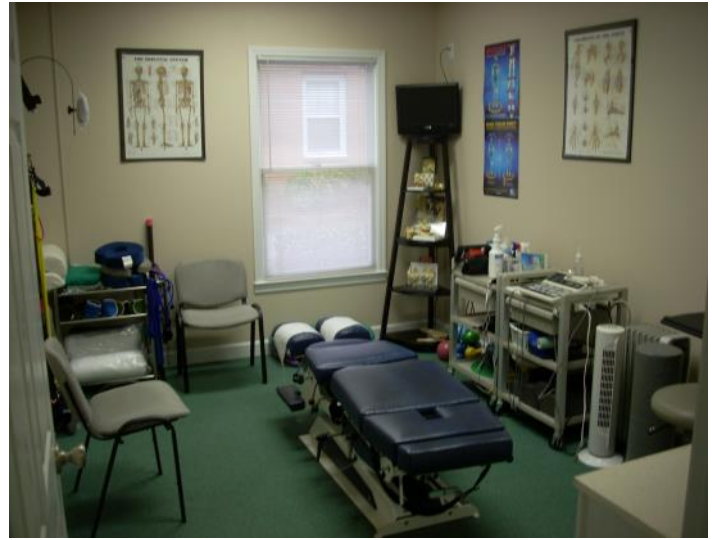
4327 Mundy Mill Road, Oakwood 30566

Southern charm...high traffic 19,600 daily

- ◆ Four sided brick
- ◆ Heavy phone line capability
- ◆ Lovely space with crown molding & chair rails throughout
- ◆ Ample parking front & rear (29 spaces)
- ◆ 21 offices plus client waiting area
- ◆ Fast growing Oakwood area near UNG
- ◆ Easy access to I-985
- ◆ **Appointment Only**
- ◆ **\$3,450 a month in rental income w/ 7 remaining offices to lease or owner occupy**
- ◆ **Let the tenants pay your note**

Owner financing available to well qualified purchaser: 20% down—6% interest—
20 year amortization—7 year balloon

More info and video at www.BrentHoffman.com
Berkshire Hathaway Georgia Properties 770-533-6721





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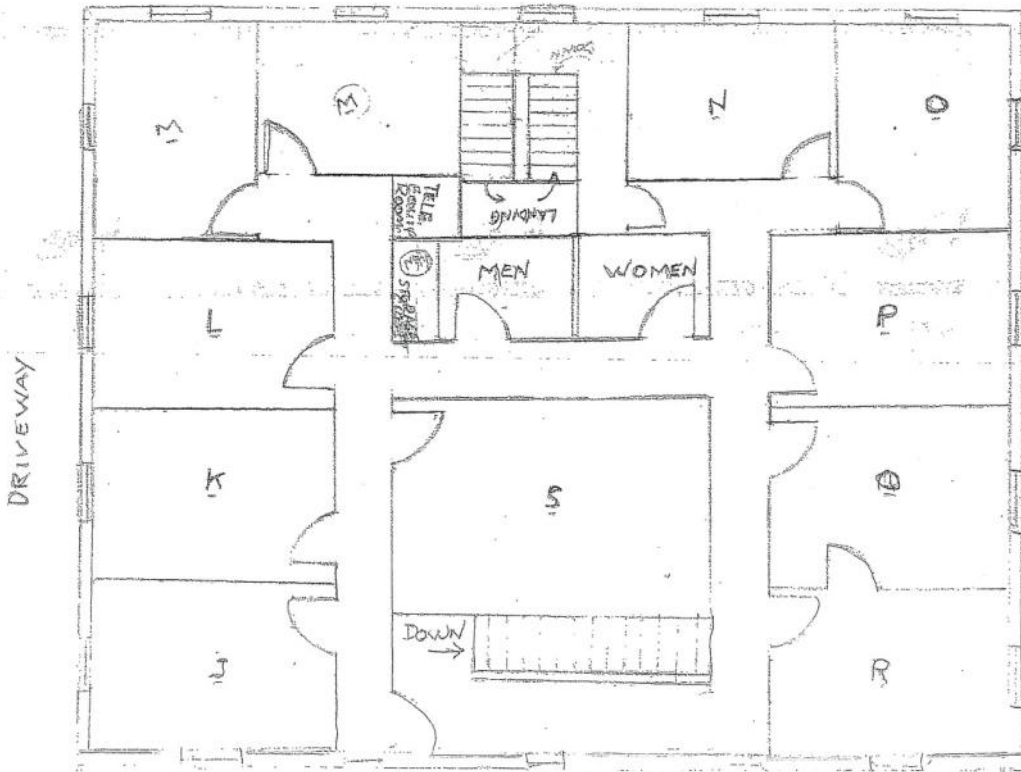
Just a few lots from extremely busy corner of McEver Road and Mundy Mill

2 1/2 miles to I-985. Near University of North Georgia & Lanier Technical College

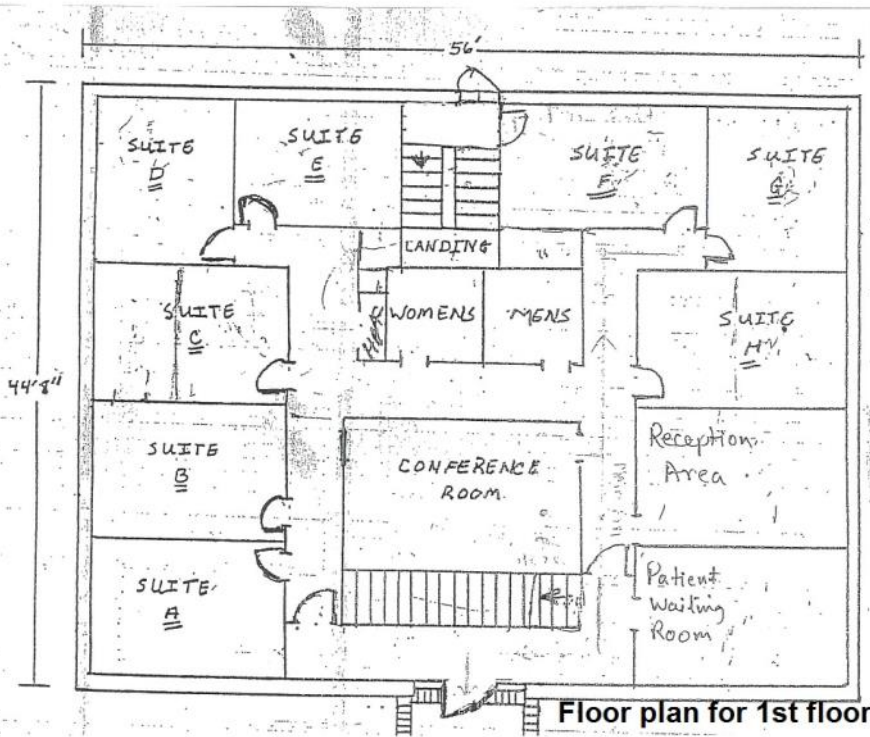


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Rear Parking Lot Access to both floors in rear



Floor plan for 2nd floor



Floor plan for 1st floor

NOTE:

TOPCON GTS 10-D USED FOR ANGULAR AND LINEAR MEASUREMENTS.

FIELD CLOSURE: 04" / ANGLE
1" IN 52,197' (COMPASS RULE ADJ.)

PLAT CLOSURE: 1" IN 152,800'

REFERENCE PLAT:

- 1) SURVEY FOR HORACE ALLISON, PREPARED BY FARLEY-COLLINS AND ASSOC. DATE APRIL 21, 1983. LAST REVISED: NOVEMBER 8, 1983.
- 2) D.O.T. R/W PLANS PROJECT NO. S-1278(Z) DATED 5-15-68. SHEET 22.

MAG. NORTH



- LEGEND:**
- ASP ASPHALT
 - CONC. CONCRETE
 - C/G CURB & GUTTER
 - CL CENTERLINE
 - EP EDGE OF PAVEMENT
 - IFF IRON PIN FOUND
 - IPS IRON PIN SET (1/2" REBAR)
 - LP LIGHT POLE
 - N/F NOW OF FORMERLY
 - P. POWER LINE
 - PL PROPERTY LINE
 - RB REBAR
 - R/W RIGHT OF WAY
 - WM WATER METER
 - YL YARD LIGHT

FLOOD NOTE:
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREAS PER F.E.M.A FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA.
COMMUNITY PANEL NO. 130466 DD10 B
EFFECTIVE DATE: NOV. 2, 1983.

TOTAL AREA = 0.468 ACRE (20,398 SQ. FT.)

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

Roger N. London



SURVEY FOR
C.W. CLARK
LOCATED IN
LAND LOT 42 8TH DISTRICT
HALL COUNTY, GEORGIA

SCALE: 1" = 30'
JANUARY 12, 1994
GRAPHIC SCALE
0 30 60 90 120
SCALE IN FEET

LONDON LAND SURVEYING
CLEVELAND, GA. (706) 865-6318