



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR SALE

**1,340 +/- s.f. Office/Retail/light assembly
on 1.4 acres—zoned H-B
Tremendous Visibility
Athens Highway
Gainesville, GA**



OWNER FINANCING AVAILABLE

2349 Athens Hwy, Gainesville, GA 30507

Daily Traffic count 33,600 (DOT 2016)

Marketed By:

Brent Hoffman

Berkshire Hathaway Home Services GA Properties
500 Jesse Jewell Pkwy, SE Suite 300
Gainesville, GA 30501
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Property Information

Many possible uses
2 outdoor storage sheds &
20 x 20 carport canopy

\$149,000

Owner Financing Available



More info and video at: www.brenthoffman.com/listings/I0049.html



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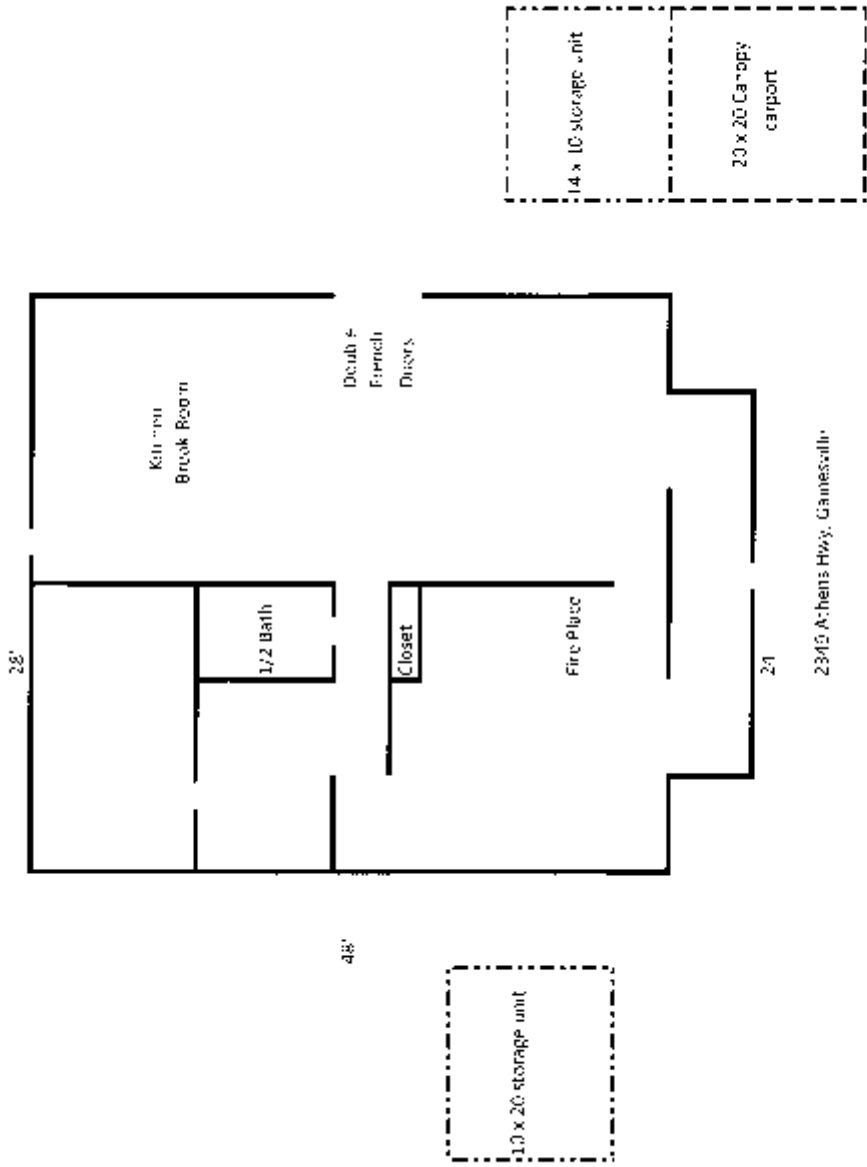
Property Information

When visibility is important



- ◆ **New in 2017—Roof, Plumbing, Carpet, Hot Water Heater, Insulation, & Mini Blinds**
- ◆ **Very open space - walls could be added for private offices**
- ◆ **Large kitchen / breakroom**
- ◆ **Handicap bathroom**
- ◆ **1.4 acres for expansion**
- ◆ **No central heat or A/C - 2 window units**
- ◆ **Owner will consider financing the sale with 25% down payment, 15 year amortization, 6% interest with a 3 year balloon**
- ◆ **Zoned H-B - Perfect space for office, retail, light assembly**
- ◆ **High Visibility - 33,600 cars daily**
- ◆ **4 lane divided Athens Hwy**
- ◆ **2.1 miles from I-985 at exit 22**
- ◆ **6 parking spots and a lot of land in which to expand the building or add outdoor storage and additional parking.**







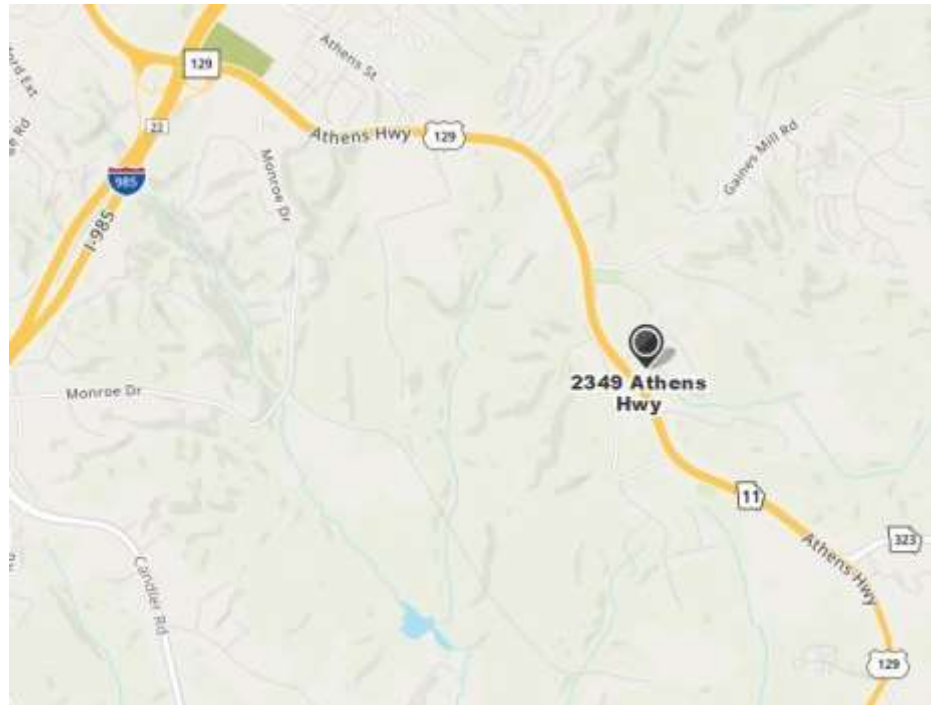
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Location Map

Office/Retail/ light assembly

Gainesville, GA



Convenient to the Atlanta market & North Georgia mountains.

I-985 North to exit 22(Hwy 129) right at ramp. Take Hwy 129 /Athens Highway 2.1 miles to property on left