

MEDICAL OFFICE BUILDING • INVESTOR PRICED • \$850,000



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties
COMMERCIAL DIVISION



TURN KEY • 9132 S.F. • 108 MOUNTAIN DR • DAHLONEGA, GA 30533

Fast growing medical and population area. This facility is less than 60 yards from N.E. Georgia Health Systems Dahlonega Hospital. See drone work below

42 rooms and 11 bathrooms. 9,132+ s.f. **All extensively renovated** in 2019 and ready to occupy.

- 7 Doctors offices (5 with en-suite bathrooms)
- 17 Exam rooms
- 1 Minor surgery and recovery room
- 3 Reception areas (Designed for 2 practices) 1 sick, 1 well
- 4 Business/Management offices/pod
- 5 File/storage/reusable rooms
- 2 Break/lunch rooms

New roof, heating and air units, flooring, paint, carpet, hi-end bio-med cabinetry throughout, water heaters, wallpaper, etc.

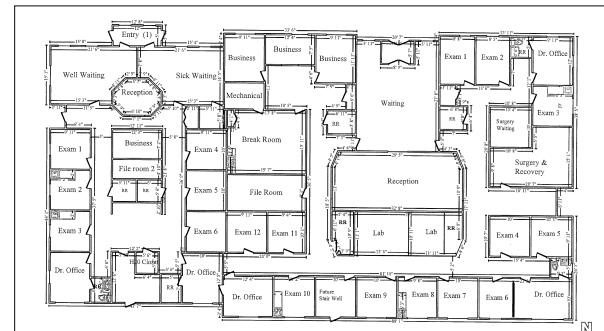
**Please call me for a quick tour -
Happy to meet you anytime.**



Brent Hoffman

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