



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

COMMERCIAL DIVISION

**FOR SALE**

3,240 s.f. office

On .74 ac

Oakwood, GA

**REDUCED to \$330,000**



**4281 McBrayer Rd., Oakwood, GA 30566**

Marketed By:

**Brent Hoffman**

Berkshire Hathaway Home Services GA Properties

200 West Academy Street, NW

Gainesville, GA 30501

Direct- 770-533-6721

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www.BrentHoffman.com





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# Property Information

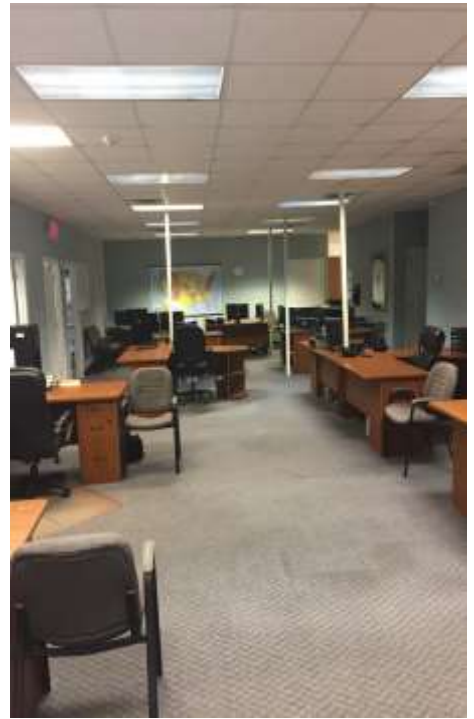
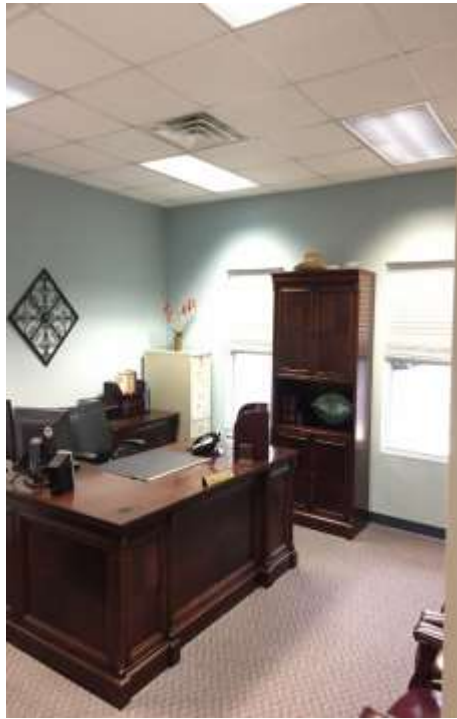
3,240 s.f. office  
On .74 ac



**Approximately 3,240 s.f. of nice professional office space**

- ◆ **JUST REDUCED TO \$330,000**
- ◆ **Brand new roof, October 2017**
- ◆ 50 Meg VOIP ATT - Fiber optic internet and voice lines....FAST!!!
- ◆ Designed for logistics service but great for general office use
- ◆ Wired and have back up generator 20 HP, 10.5K continuous watt for office equipment
- ◆ 2 extra large private offices and large open bull pen office area
- ◆ Flexible office layout so you can add more private offices if need be
- ◆ Extra LARGE "L" shaped office for additional private office build out area
- ◆ 3 restrooms
- ◆ Large break room and full kitchen with refrigerator, dishwasher, stove with nice access to tree covered picnic and cooking area
- ◆ Security system and outdoor lighting - ADP
- ◆ 858 s.f. unfinished upstairs for expansion
- ◆ Nice landscaping

More info and video at: <http://www.brenthoffman.com/listings/I0330.html>



All materials furnished is from sources deemed reliable, but information has not been verified and is subject to errors or omissions







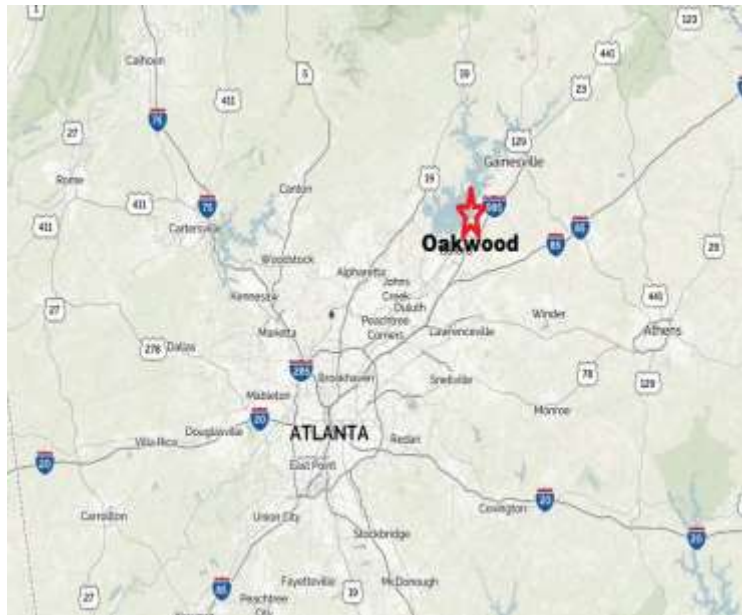
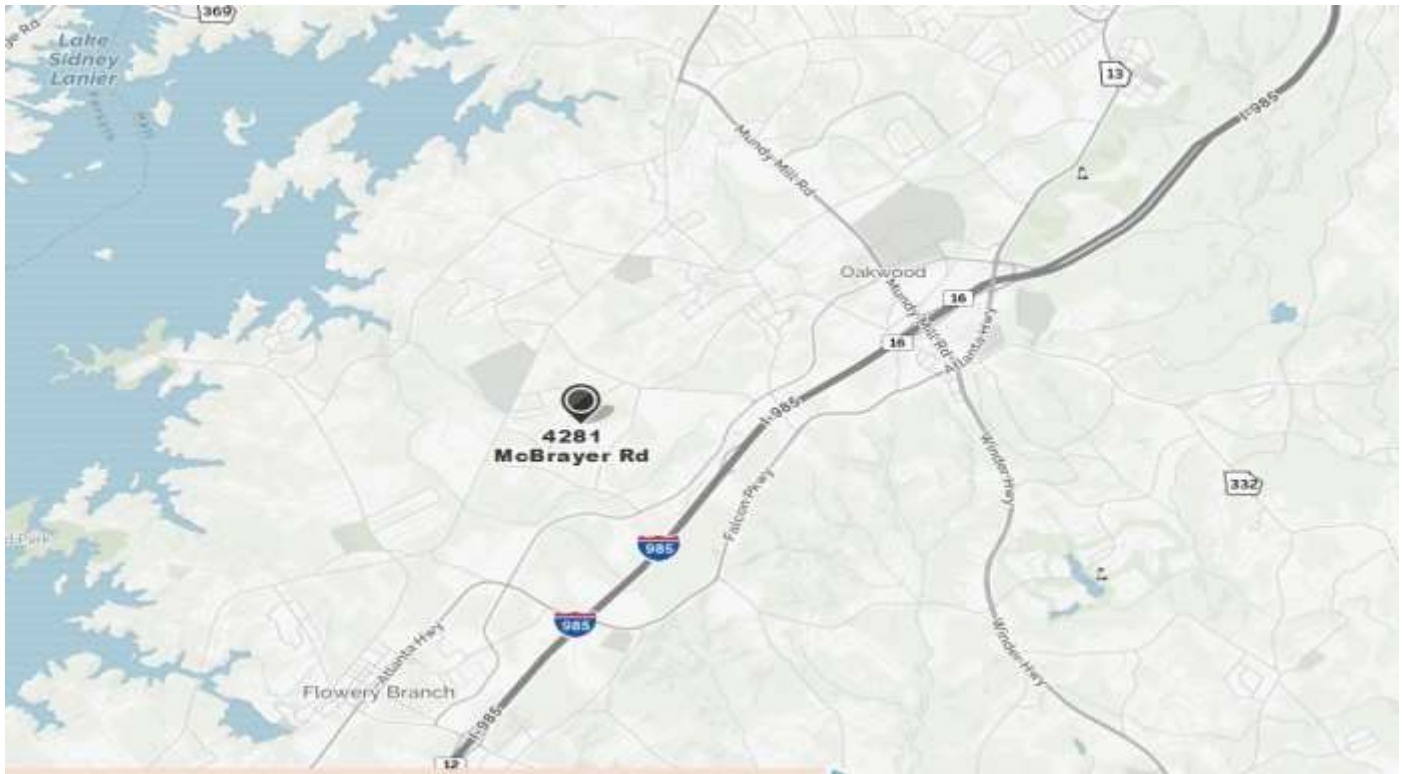
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# Location Map

## Commercial Site

Gainesville, GA



Convenient to the Atlanta market & North Georgia mountains.

I-985 North to exit 16, Mundy Mill Rd toward Oakwood. Left on Thurmond Tanner Parkway. Right on Chamblee Road. Right on McBrayer. Property on the right