



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

COMMERCIAL DIVISION

# FOR SALE

Live here, work here, play here

**5,400 s.f. Morton (high-end) metal building w/ well appointed**

**3 BR—2 .5 bath residential retreat**

**15+ acres on the North Oconee River**



**3172 Old Cornelia Highway, Gainesville 30507**

**GPS / access driveway @ 3150 Old Cornelia Hwy**

Marketed By:

**Brent Hoffman**

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## Property Information

**5,400 s.f. Morton (high-end) metal building with residential retreat on acres on the North Oconee River**

**\$359,000**



**\*\*\*Use 3150 Old Cornelia Hwy to access driveway easement\*\*\***

- ◆ Apt has 3 bedrooms, 2.5 baths, kitchen with stainless steel appliances and granite counter tops
- ◆ Open floor plan with loft, nice wood finishes—a showplace
- ◆ Warehouse has nice office/showroom with private bath, tool/storage room, additional office, mezzanine, 2nd bathroom and plenty of open warehouse space
- ◆ Property has deeded shared driveway
- ◆ Owner financing available at following terms: 25% down, 6% interest, 5 year balloon, amortized for 20 years.
- ◆ **Over 1,500 feet on North Oconee River**

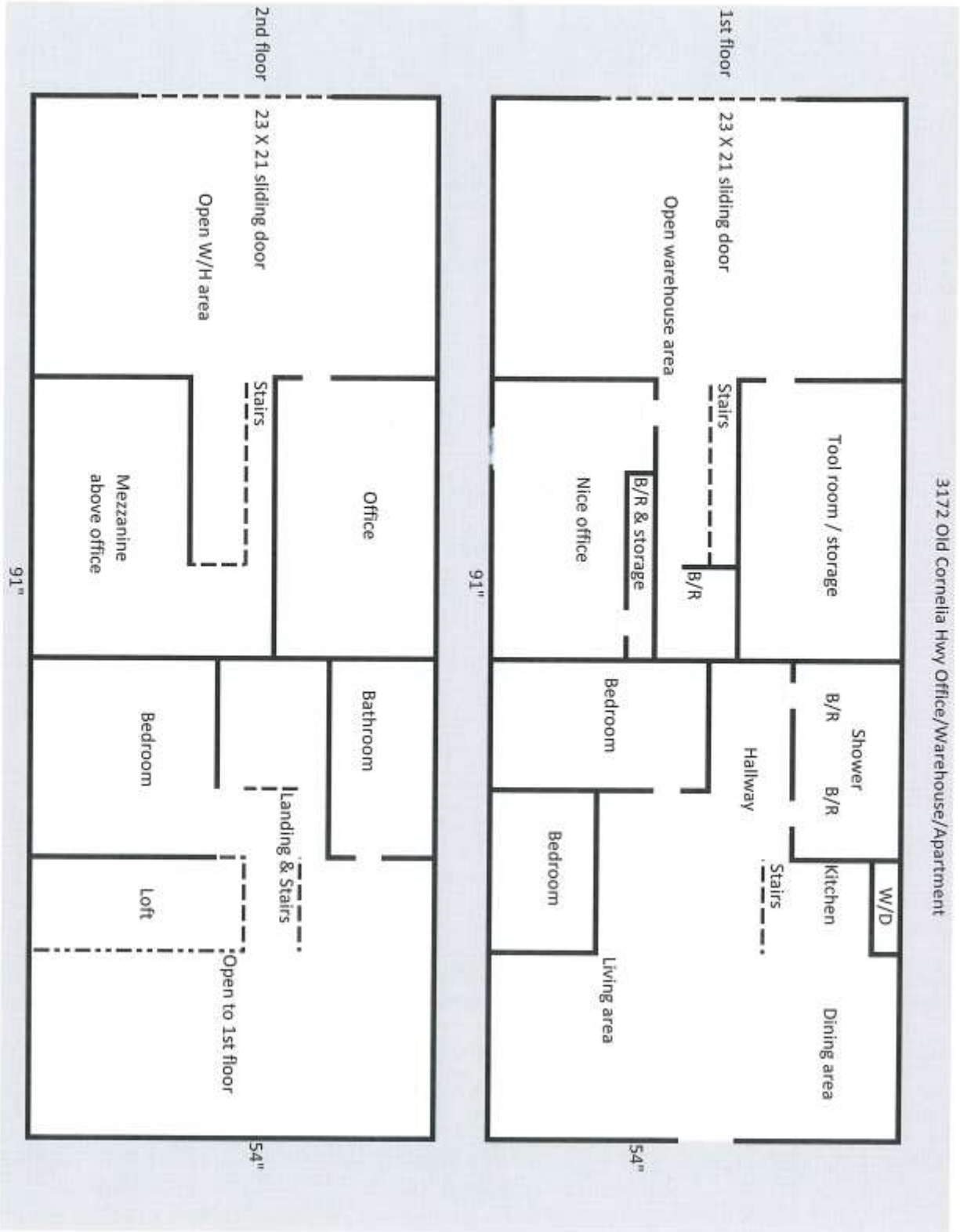
More info, floor plan and video at: [Property Flyer](#)



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



3172 Old Cornelia Hwy Office/Warehouse/Apartment





**Minutes to the Kroger Marketplace Center, Northeast Georgia Medical Center, shopping and Lake Lanier .**

**Secluded—yet close in.**

**You can hunt or fish the North Oconee River in your back yard and hop in the car and be in the center of Gainesville in minutes.**

**Perfect for: Landscaping, Auto, Farm/Agricultural uses. Live here, play here and work here. 1,500 feet on North Oconee river surrounded by hardwoods.**

**This Morton Designed metal building offers:**

- 50 year warranty on roof panels and color
- 25 year damage guarantee
- energy efficient
- 6" wall insulation
- sound proof/fire proof wall between shop and apartment-living area.

**Showing / viewing instructions: Exit I-985 at exit 24. Take a right on Old Cornelia Hwy. Go 2.6 miles to 3150 Old Cornelia Hwy a large stone entrance gate and mailbox will be on right. Turn right into gravel driveway and proceed straight. Dead ends into building.**

**Easy to show! Call Brent at 770-533-6721.**