

THREE-STORY OFFICE BUILDING

9,600 Sq.Ft. Built Out and Ready for Occupancy

BAILEY TOWERS Office Building

32 Jack Heard Rd, Dawsonville, GA 30534

Highlights

9,600 Sq.Ft. - Three-Story OFFICE BUILDING

Price: \$1,008,000.00
(\$105.00/Sq. Ft.)

- 9,600 sq.ft. Three-Story Office Building
- Office Suites are built out and ready for Immediate Occupancy.
- Situated on approx. 0.7 acre
- Located on the corner of Highway 53 and Jack Heard Rd on the major artery between GA 400 and downtown Dawsonville
- The building faces Hwy 53 and has a monument sign at the corner of Hwy 53 and Jack Heard Road; offering excellent visibility to traffic traveling from both directions.
- Office Building was constructed in 1999 with an All Brick Exterior.
- Easy Access from Jack Heard Rd. with Excellent Parking
- Four tenants in place offering purchaser immediate cash-flow.



Demographics

	1 mile	3 miles	5 miles
Population	939	4,235	10,426
Avg HH Income	\$60,678	\$58,673	\$60,463
# Households	363	1,455	3,678

SCHAIR & ASSOCIATES, INC
5592 Cool Springs Rd
Gainesville, GA 30506

(770) 533-9585
www.schairinc.com

Richard Schair : rschair@schairinc.com
Karen Stone : kstone@schairinc.com
Chris Brooks : chrisbrooks@schairinc.com

THREE-STORY OFFICE BUILDING

9,600 Sq.Ft. Built Out and Ready for Occupancy

BAILEY TOWERS Office Building

32 Jack Heard Rd, Dawsonville, GA 30534

Location Map



SCHAIR & ASSOCIATES, INC
5592 Cool Springs Rd
Gainesville, GA 30506

(770) 533-9585
www.schairinc.com

Richard Schair : rschair@schairinc.com
Karen Stone : kstone@schairinc.com
Chris Brooks : chrisbrooks@schairinc.com

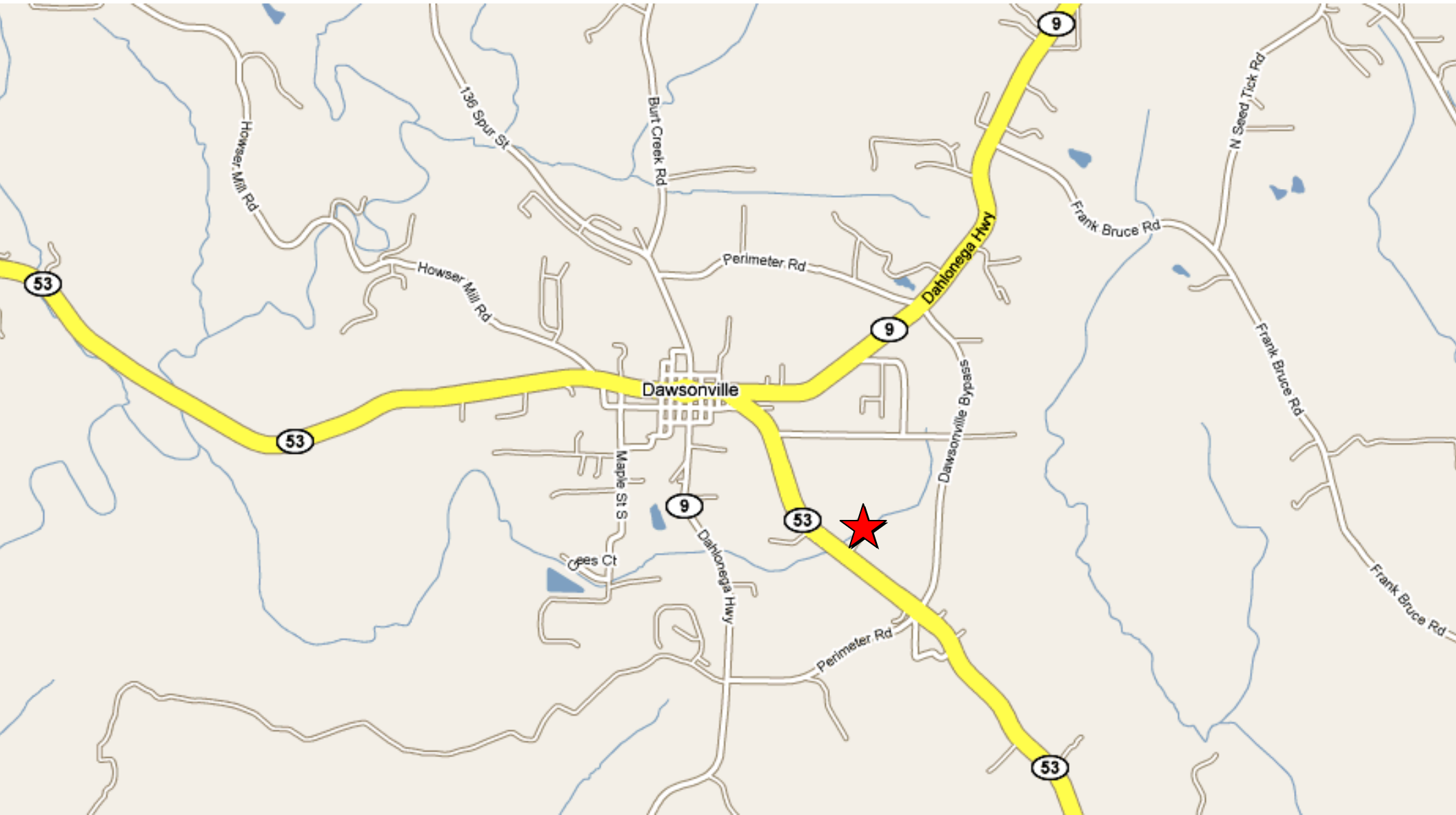
THREE-STORY OFFICE BUILDING

9,600 Sq.Ft. Built Out and Ready for Occupancy

BAILEY TOWERS Office Building

32 Jack Heard Rd, Dawsonville, GA 30534

Location Map



SCHAIR & ASSOCIATES, INC
5592 Cool Springs Rd
Gainesville, GA 30506

(770) 533-9585
www.schairinc.com

Richard Schair : rschair@schairinc.com
Karen Stone : kstone@schairinc.com
Chris Brooks : chrisbrooks@schairinc.com

THREE-STORY OFFICE BUILDING

9,600 Sq.Ft. Built Out and Ready for Occupancy

BAILEY TOWERS Office Building

32 Jack Heard Rd, Dawsonville, GA 30534

AERIAL VIEW



SCHAIR & ASSOCIATES, INC
5592 Cool Springs Rd
Gainesville, GA 30506

(770) 533-9585
www.schairinc.com

Richard Schair : rschair@schairinc.com
Karen Stone : kstone@schairinc.com
Chris Brooks : chrisbrooks@schairinc.com