

# 898 Bradford St SW

Gainesville, GA 30501

FOR SALE



Patrick Cisco

404.772.8608

pcisco@nortoncommercial.com



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## PROPERTY DESCRIPTION

A piece of Gainesville history -- three historic landmark buildings, located in the heart of Gainesville's Midland District, now available for sale for the first time in decades! The three buildings have a range in their ages -- 899 Main St (built between 1900-1930), 893 Main St (built in 1936, shortly after the devastating tornado from earlier that year) and 898 Bradford St (built in 1950). Currently, all three buildings are tenant-occupied, but without any leases in place. This is a rare opportunity that will not last long!

## LOCATION DESCRIPTION

Located in the Gainesville's rapidly growing Midland district, directly along a future path of the Midland Greenway. The property is less than a mile from the downtown Gainesville Square, and just blocks away from multiple apartment complexes, restaurants, breweries, retail shops, office and industrial buildings. This is the heart of Gainesville's hottest area!

## OFFERING SUMMARY

Sale Price:	\$910,000
Lot Size:	0.546 Acres
Building Size:	9,379 SF

DEMOGRAPHICS	3 MILES	6 MILES	10 MILES
Total Households	14,330	33,001	60,817
Total Population	41,582	91,884	165,593
Average HH Income	\$54,739	\$66,114	\$73,332

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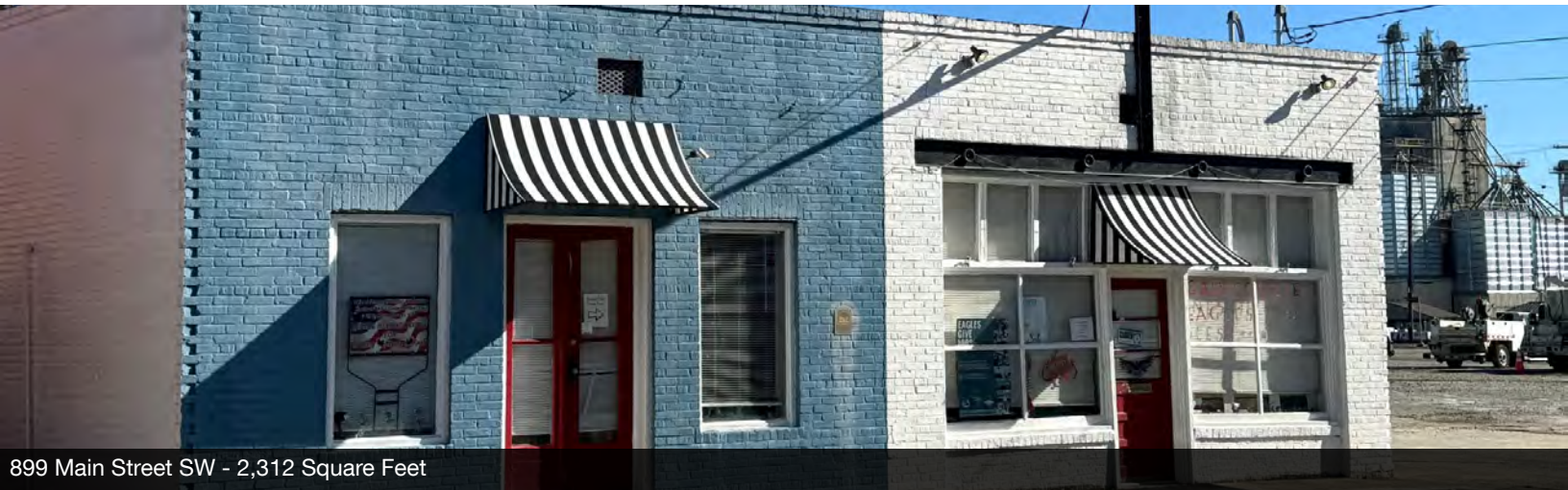
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893 Main Street SW - 2,090 Square Feet



899 Main Street SW - 2,312 Square Feet



898 Bradford Street SW - 4,977 Square Feet

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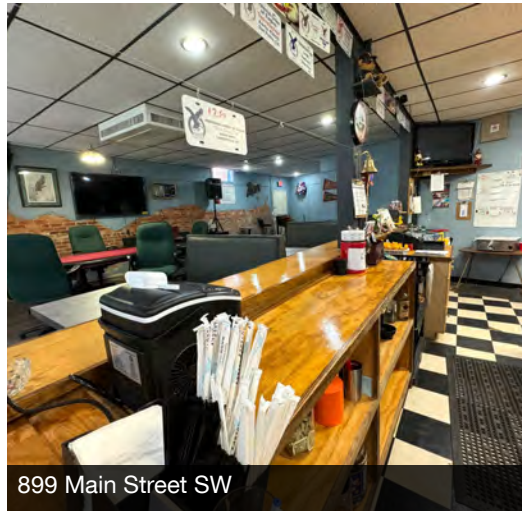
893 Main Street SW



893 Main Street SW



899 Main Street SW



899 Main Street SW



899 Main Street SW



898 Bradford Street SW



898 Bradford Street SW



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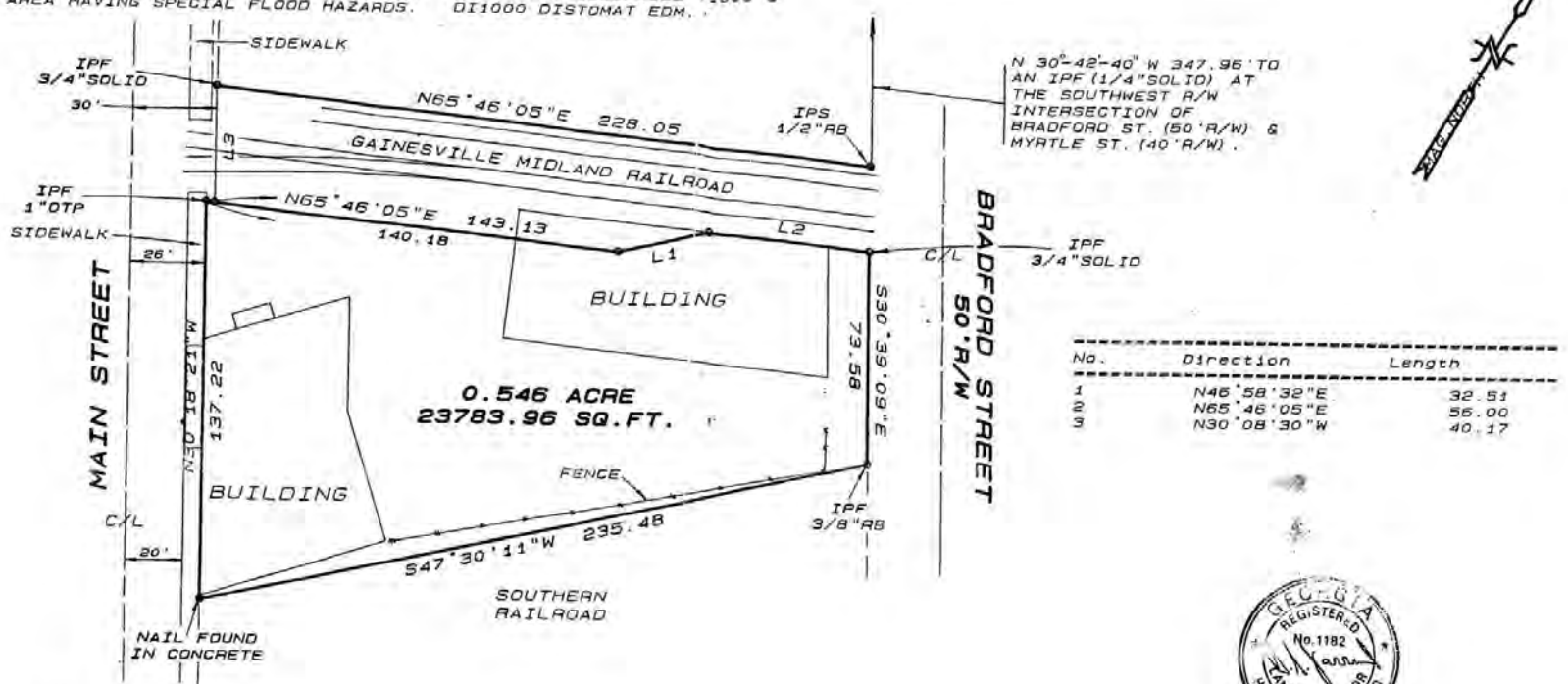
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THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,767 FEET AND AN ANGULAR ERROR OF 00-00-04" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET.

THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS. EQUIPMENT USED: WILD T1000 & DI1000 DISTOMAT EDM.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.



No.	Direction	Length
1	N46°58'32"E	32.53
2	N65°46'05"E	56.00
3	N30°08'30"W	40.17

IPF=IRON PIN FOUND  
 IPS=IRON PIN SET  
 OTP=OPEN TOP PIPE  
 RB=REBAR  
 C/L=CENTER LINE  
 R/W=RIGHT-OF-WAY



CITY OF GAINESVILLE  
 HALL COUNTY, GEORGIA  
 SCALE: 1"=40' MAR/13/1995

HENRY G. JARRARD  
 GA. R.L.S. NO. 1182  
 840 MAIN STREET  
 GAINESVILLE, GA. 30501  
 404-534-3421

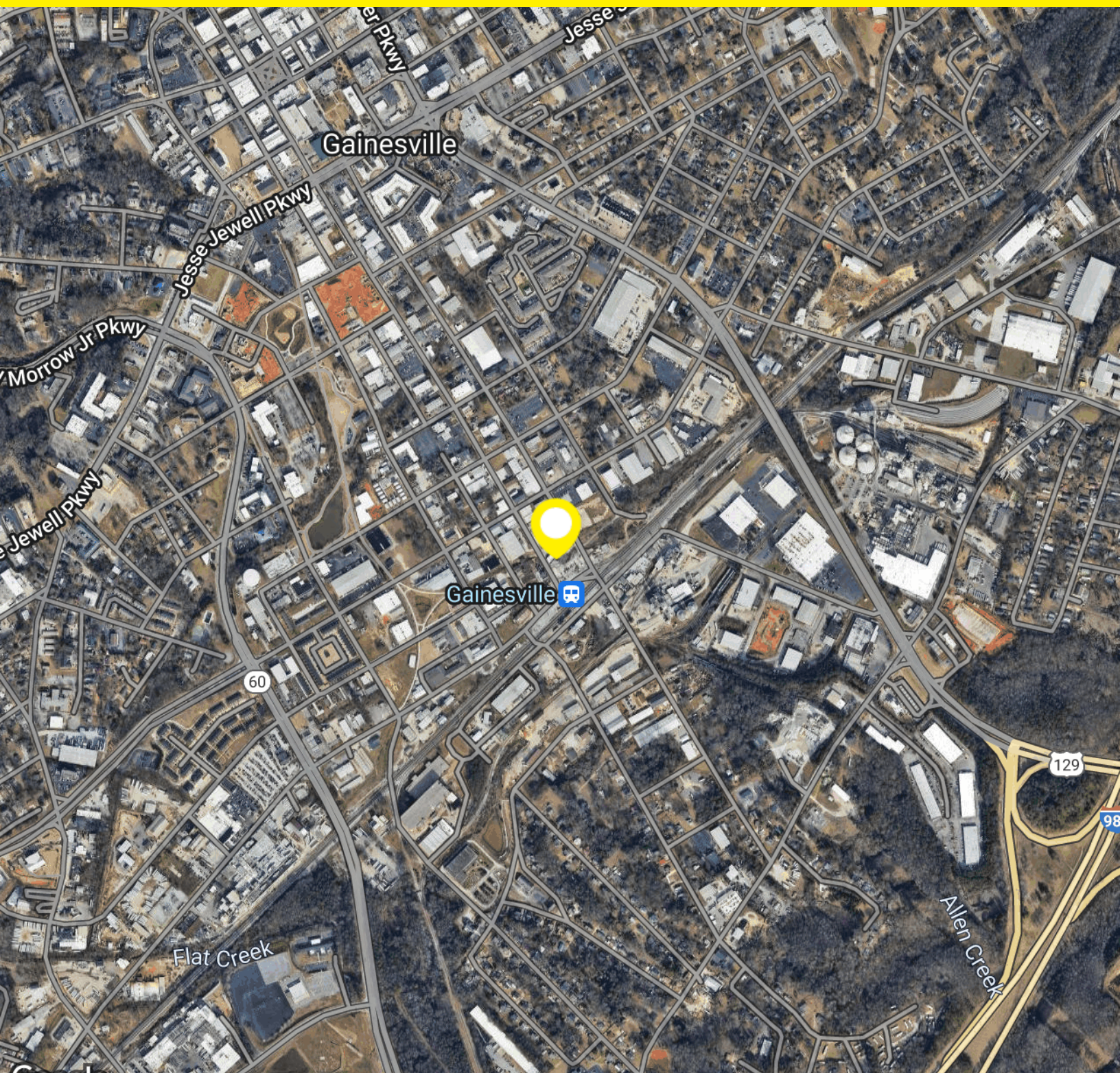
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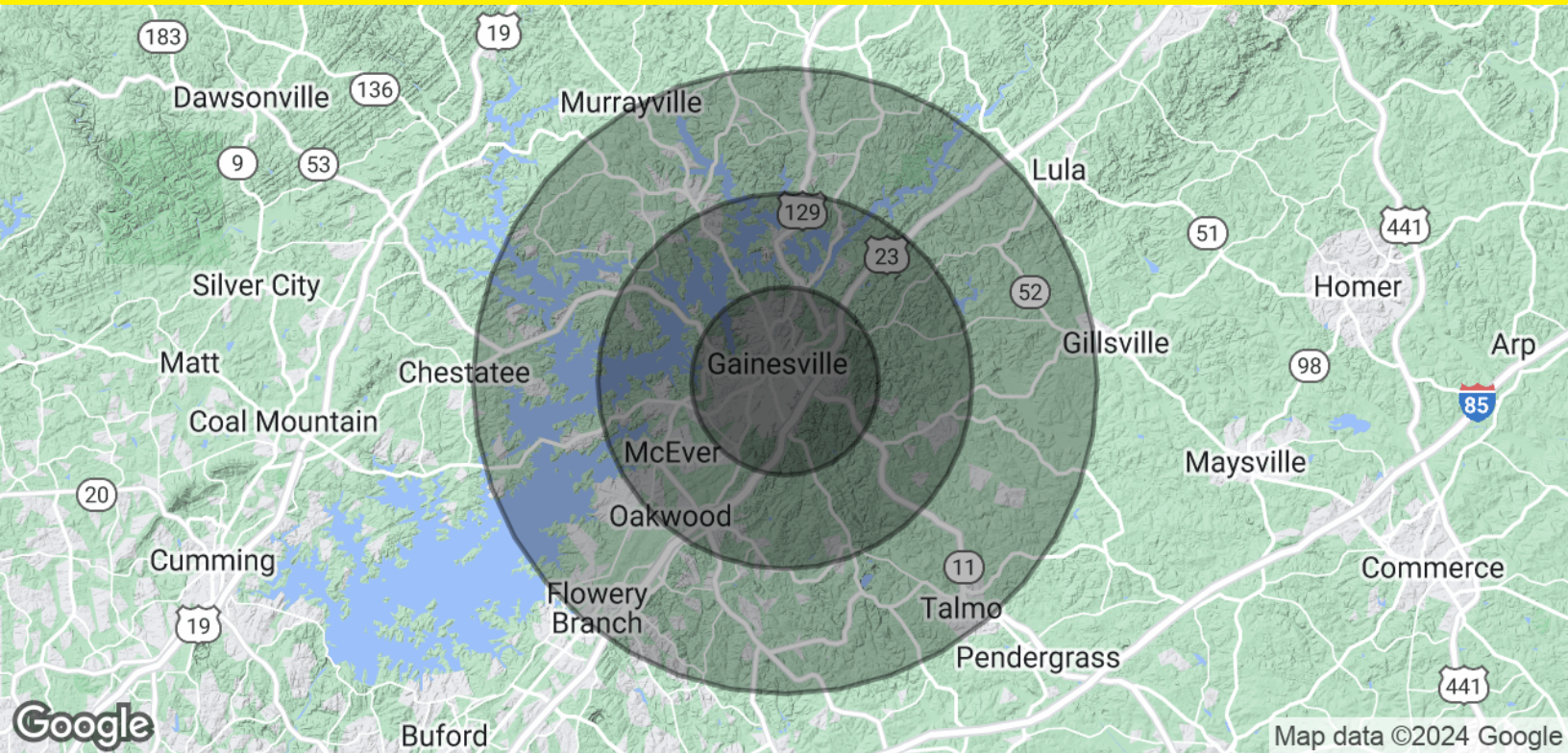
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POPULATION	3 MILES	6 MILES	10 MILES
Total Population	41,582	91,884	165,593
Average Age	30.8	34.9	37.0
Average Age (Male)	31.2	34.0	36.1
Average Age (Female)	31.1	36.5	38.2
HOUSEHOLDS & INCOME	3 MILES	6 MILES	10 MILES
Total Households	14,330	33,001	60,817
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$54,739	\$66,114	\$73,332
Average House Value	\$148,895	\$204,422	\$220,866

\* Demographic data derived from 2020 ACS - US Census

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