

INCOME PRODUCING

302 Broad Street SE, Gainesville, GA 30501

SF Multi-Tenant Building – Booming Market



DOWNTOWN GAINESVILLE – INCOME PRODUCING



Norton Commercial & Acreage Group, LLC

434 Green Street

Gainesville, GA 30501

770.297.4800 (Main)

470.691.0105 (Fax)

www.NortonCommercial.com

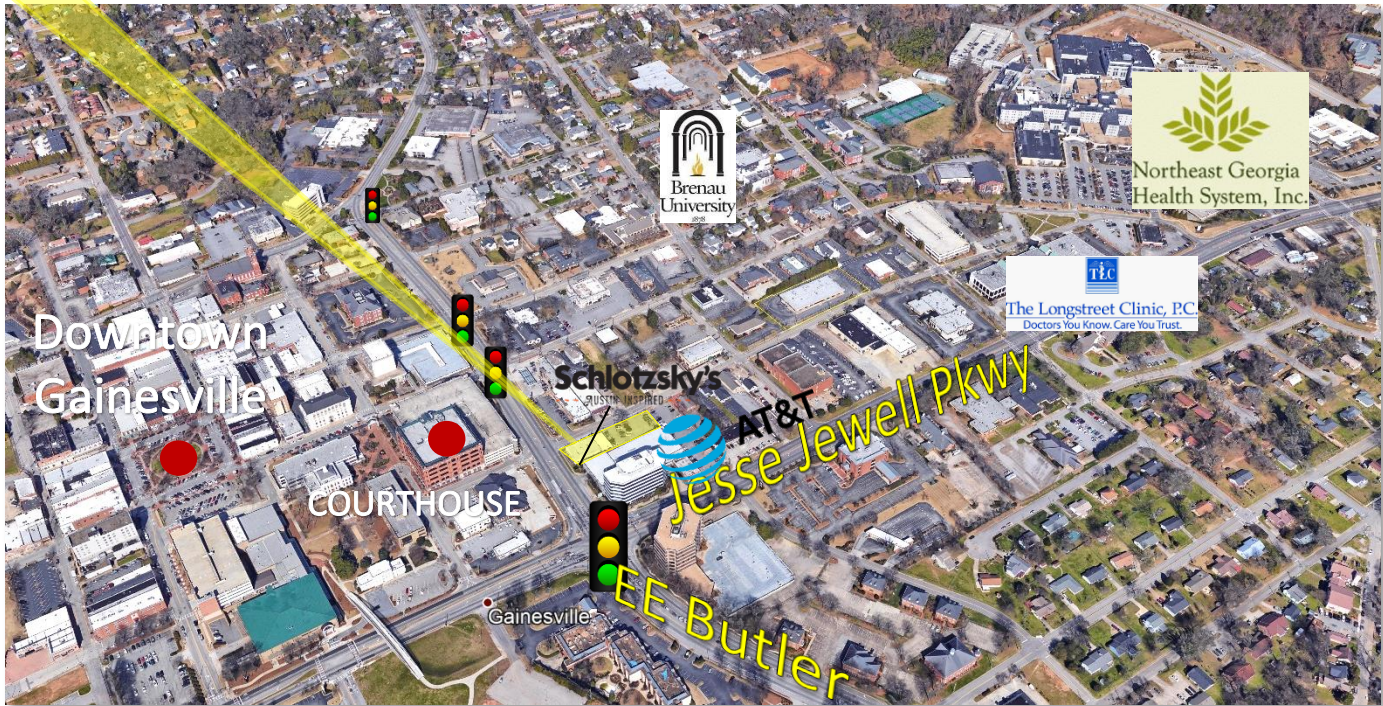
FOR SALE

302 Broad Street, Gainesville, GA 30501

Multi-Tenant Building – Income Producing



TM



Property Summary

Asking Price: **\$2,500,000**

Total SF: 6,157

Original Year Built: 1960

Zoning: GB – City of Gainesville

Lease Structures: NNN

- Schlotzskys: 3,350 +/- SF

- Buttermilk Pie: 600 +/- SF

- ProCare: 2,207 +/- SF

Property Overview

302 Broad Street is a Multi-Tenant Building within the Medical and Business District of Gainesville, neighboring NEGA Medical Center, The Longstreet Clinic, Brenau University, Courthouse and Downtown Gainesville. The building is anchored by Schlotzsky's Deli, Buttermilk Pie Company and Procare Ottobock (*medical*). This income producing asset offers an incredible location within a booming market with long-term upside and additional value. 302 Broad Street has ample parking and is situated within walking distance to Downtown Gainesville which was recently named [Georgia's fastest growing city](#). To learn more about Gainesville, GA [Click Here](#).



Charlie Hawkins

770.718.5206 (Office)

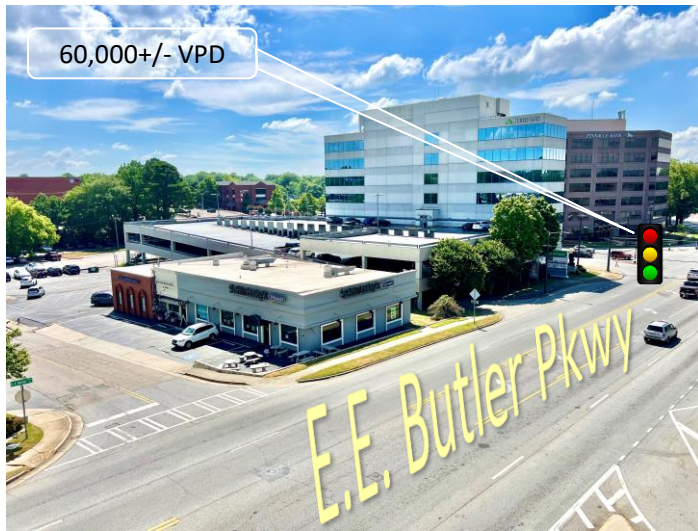
678.614.0837 (Cell)

CHawkins@GoNorton.com

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