

FOR SALE

Medical Laboratory In Gainesville, GA

669 Lanier Park Drive Gainesville, GA 30501

MEDICAL OFFICE BUILDING FOR SALE



Chase Unger, CCIM
678.234.5791
cunger@nortoncommercial.com



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PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present the opportunity to acquire 669 Lanier Park Drive, a 9,966 SF medical building located in the city limits of Gainesville. Fully renovated in 2021, this is a rare opportunity for medical professionals looking for a turnkey laboratory space. The building is divided into two units: a 7,394 SF vacant lab space ready for immediate use, and a 2,572 SF office space currently leased to a reputable insurance agency until 2029. Ideally situated in a prime location, the property is only one mile from I-985 and minutes from Downtown Gainesville.

PROPERTY HIGHLIGHTS

- Fully renovated in 2021, with updated roof, HVAC, flooring, parking lot, infrastructure, etc.
- 52 Parking Spots
- Monument Signage
- Controlled Access

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OFFERING SUMMARY

Sale Price:	\$2,990,000
Building Size:	9,966 SF
Lot Size:	1.61 Acres
Zoning:	G-B (City of Gainesville)

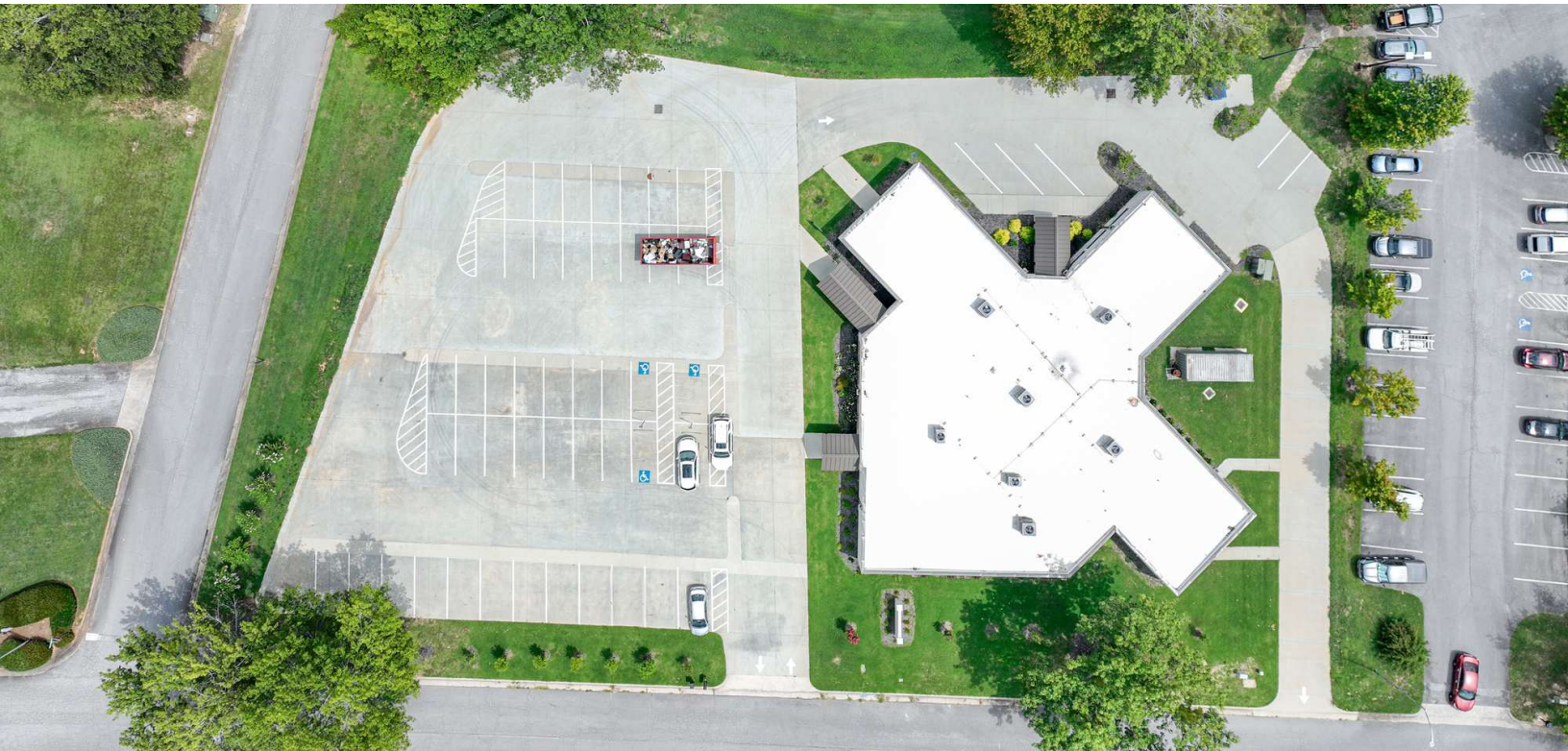
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	143	271	1,510
Total Population	393	736	3,742
Average HH Income	\$106,519	\$105,146	\$81,403



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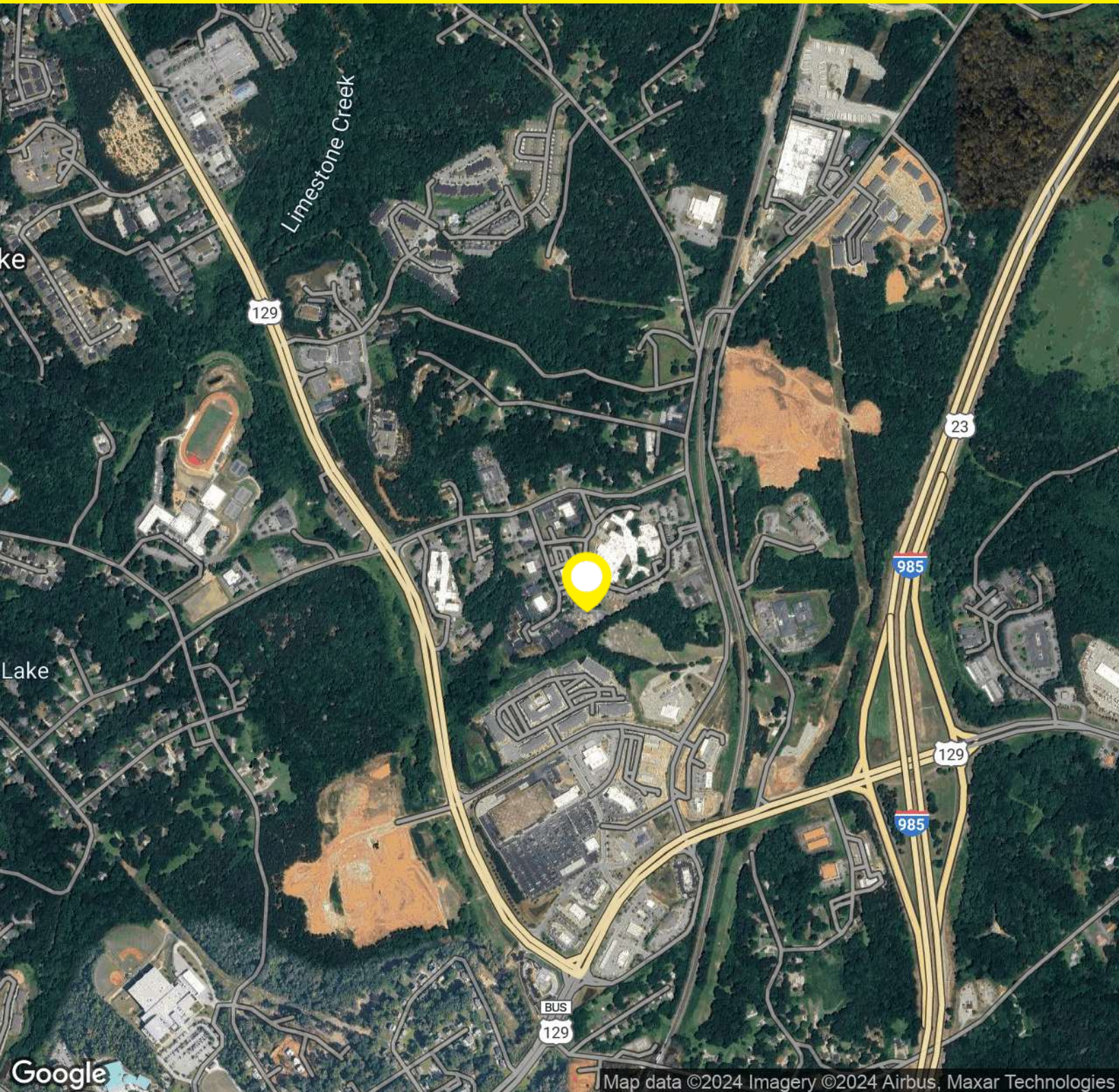
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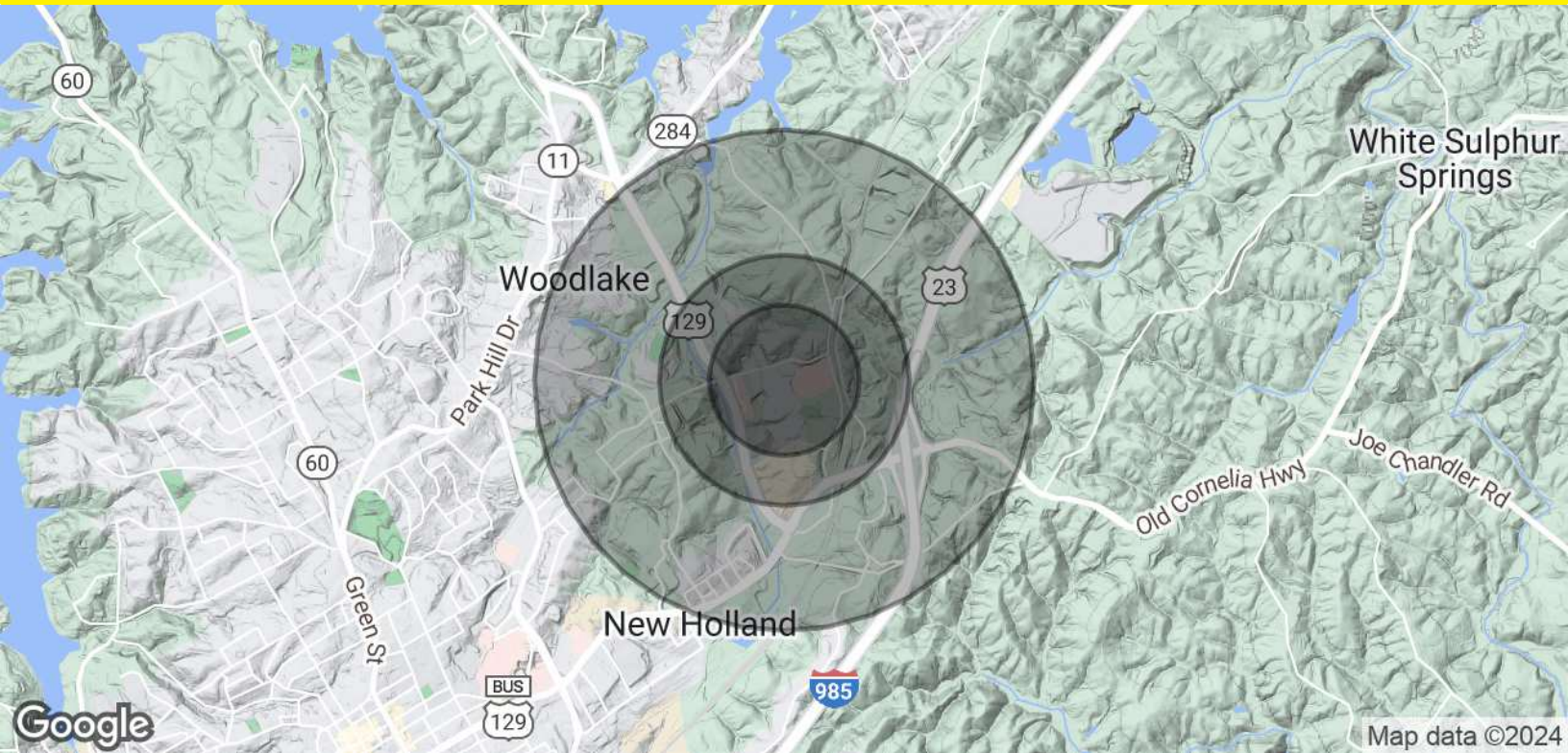
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	393	736	3,742
Average Age	42	42	43
Average Age (Male)	39	39	39
Average Age (Female)	45	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	143	271	1,510
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$106,519	\$105,146	\$81,403
Average House Value	\$498,987	\$492,631	\$407,089

Demographics data derived from AlphaMap

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