

# Academy Oak Business Center

329 Oak Street • Gainesville, GA 30501



## Sale Overview

Sale Price	\$1,750,000
Lot Size	1.08 Acres
Building Size	27,000 SF
Building Class	A
Cross Streets	W Academy Street & Oak Street

## Property Overview

**Property** Traditional office building close to the Historic Square of downtown Gainesville. Currently configured for 6 office suites. The IRS recently signed a 10-year lease.

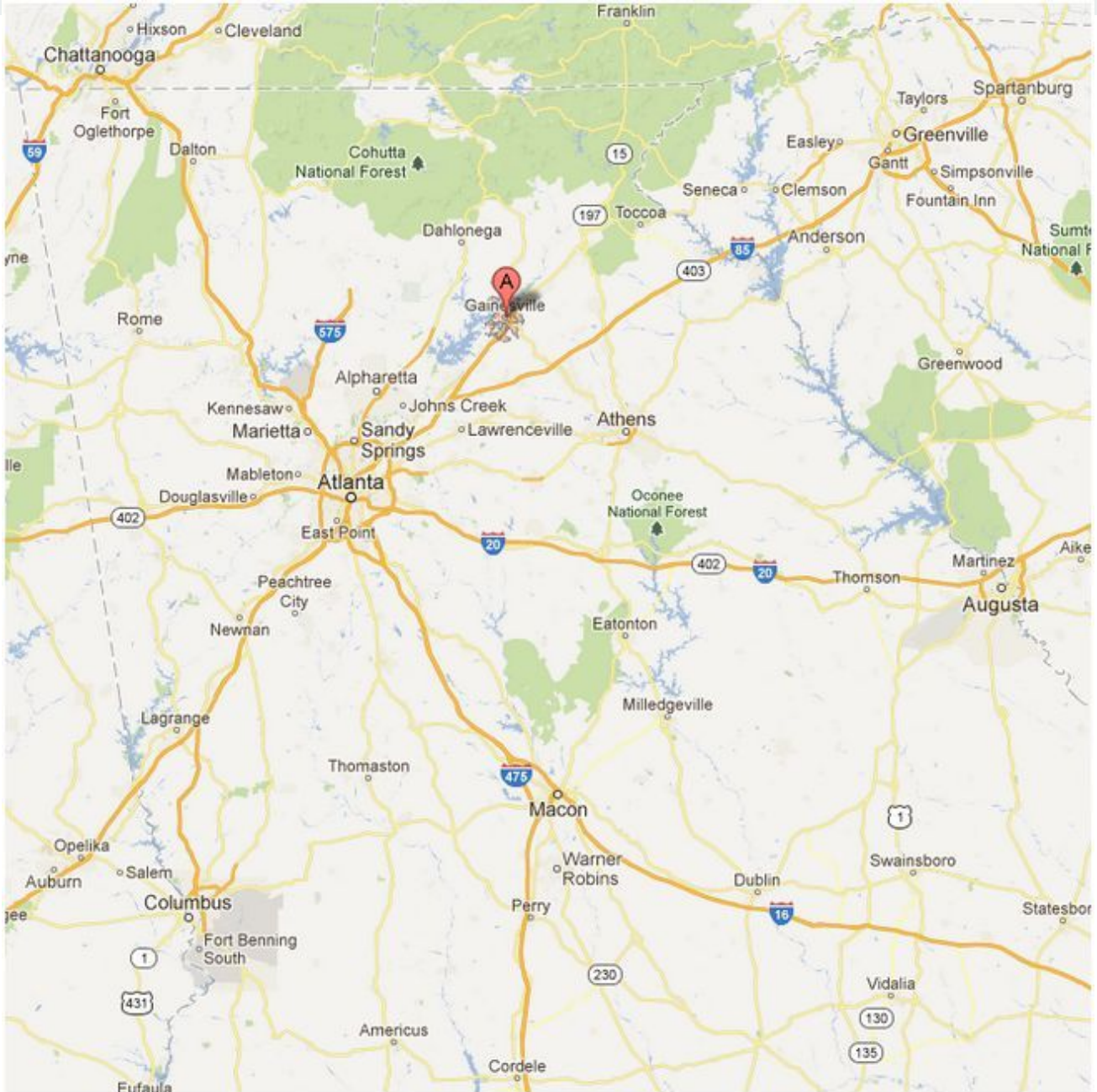
In addition to being for sale, 3 office suites are also available for lease.

**Location** Located in Gainesville, GA, 60 miles north of Atlanta and 20 miles from the North Georgia mountains. Convenient to I-985 and within walking distance of downtown Gainesville. Best area for job growth in the state of Georgia.

**Presented by** BILLY POWELL  
770.531.9992  
billy.powell@svn.com

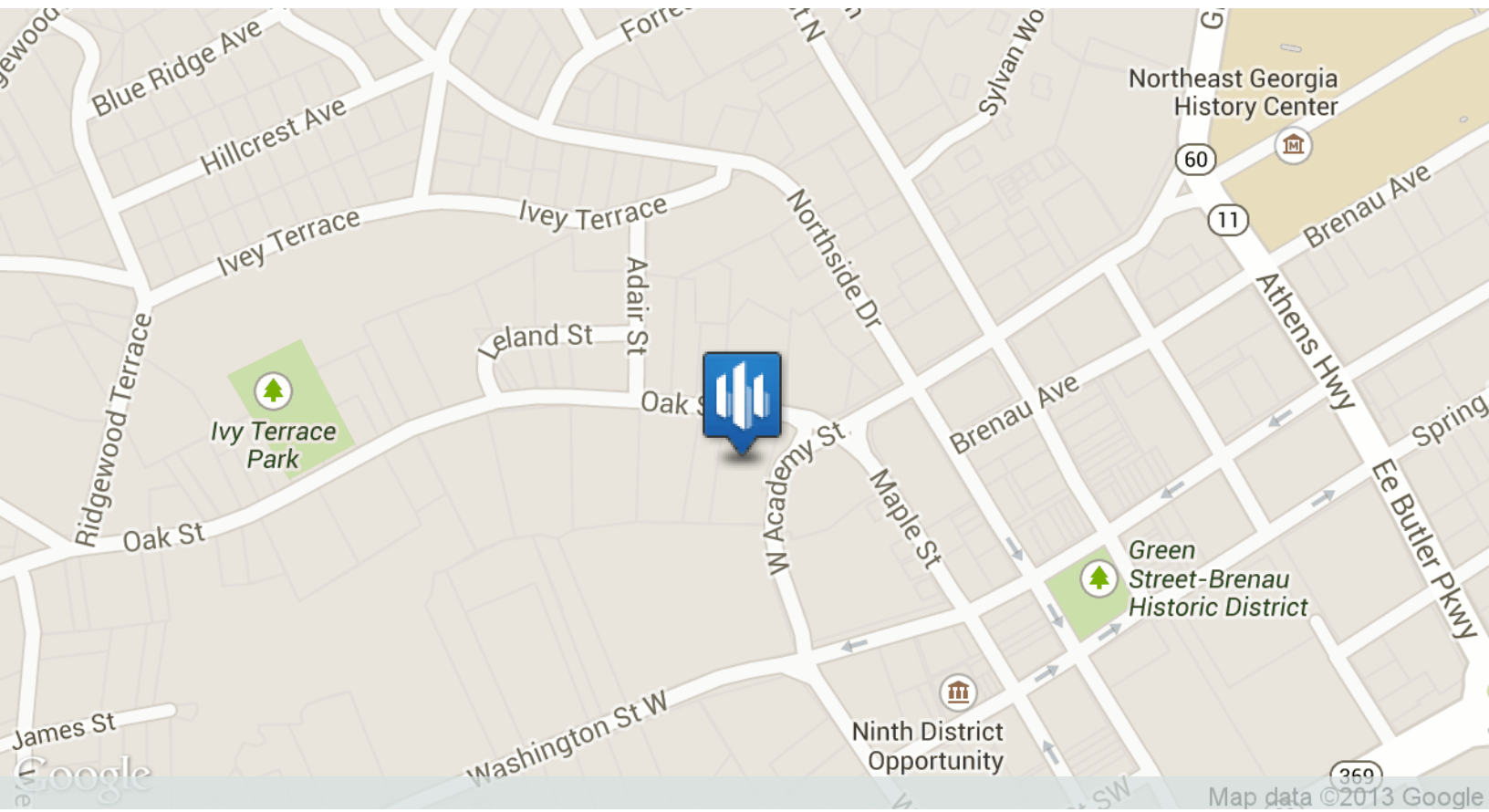
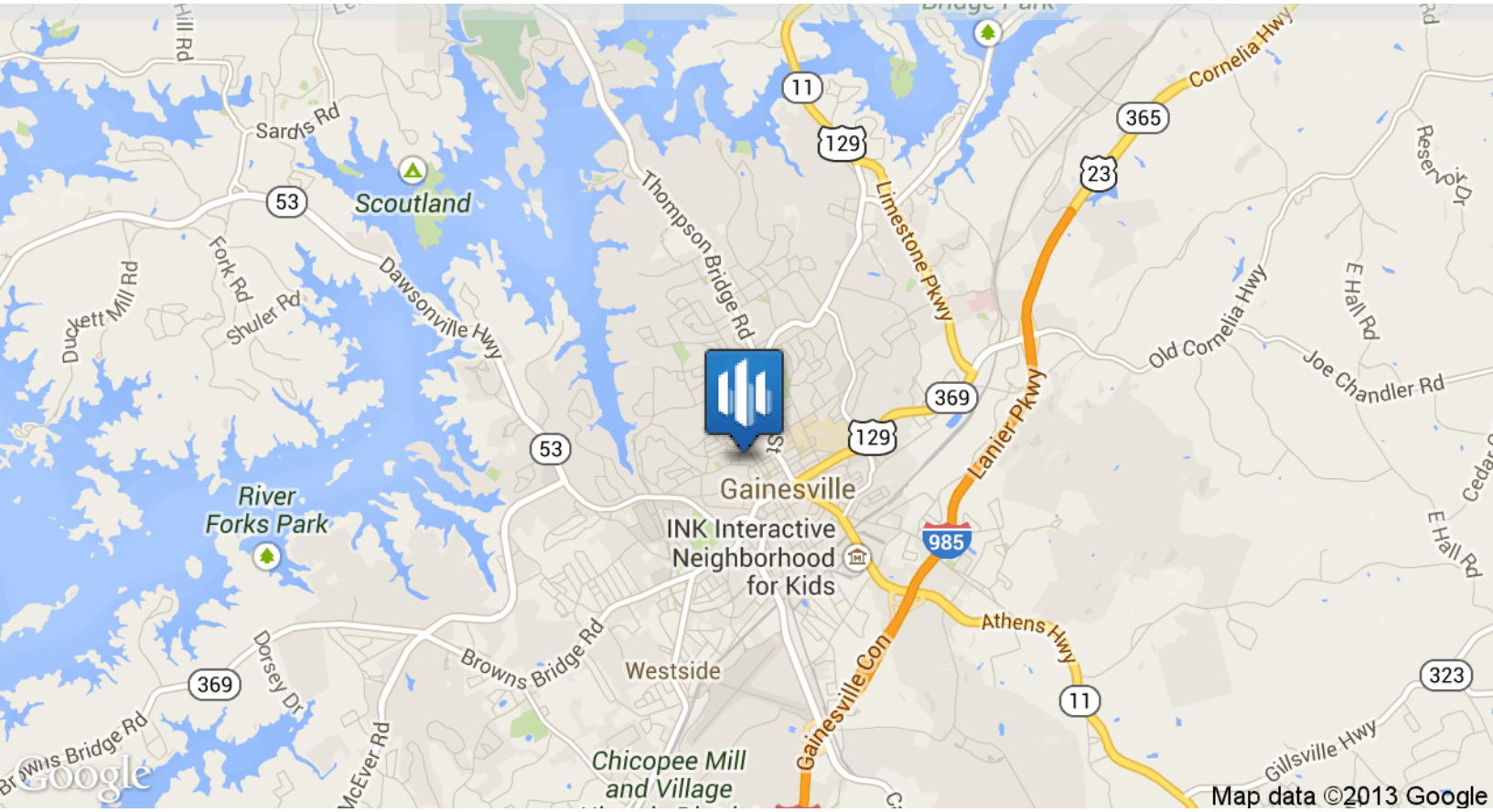
# Academy Oak Business Center

Area Map



# Academy Oak Business Center

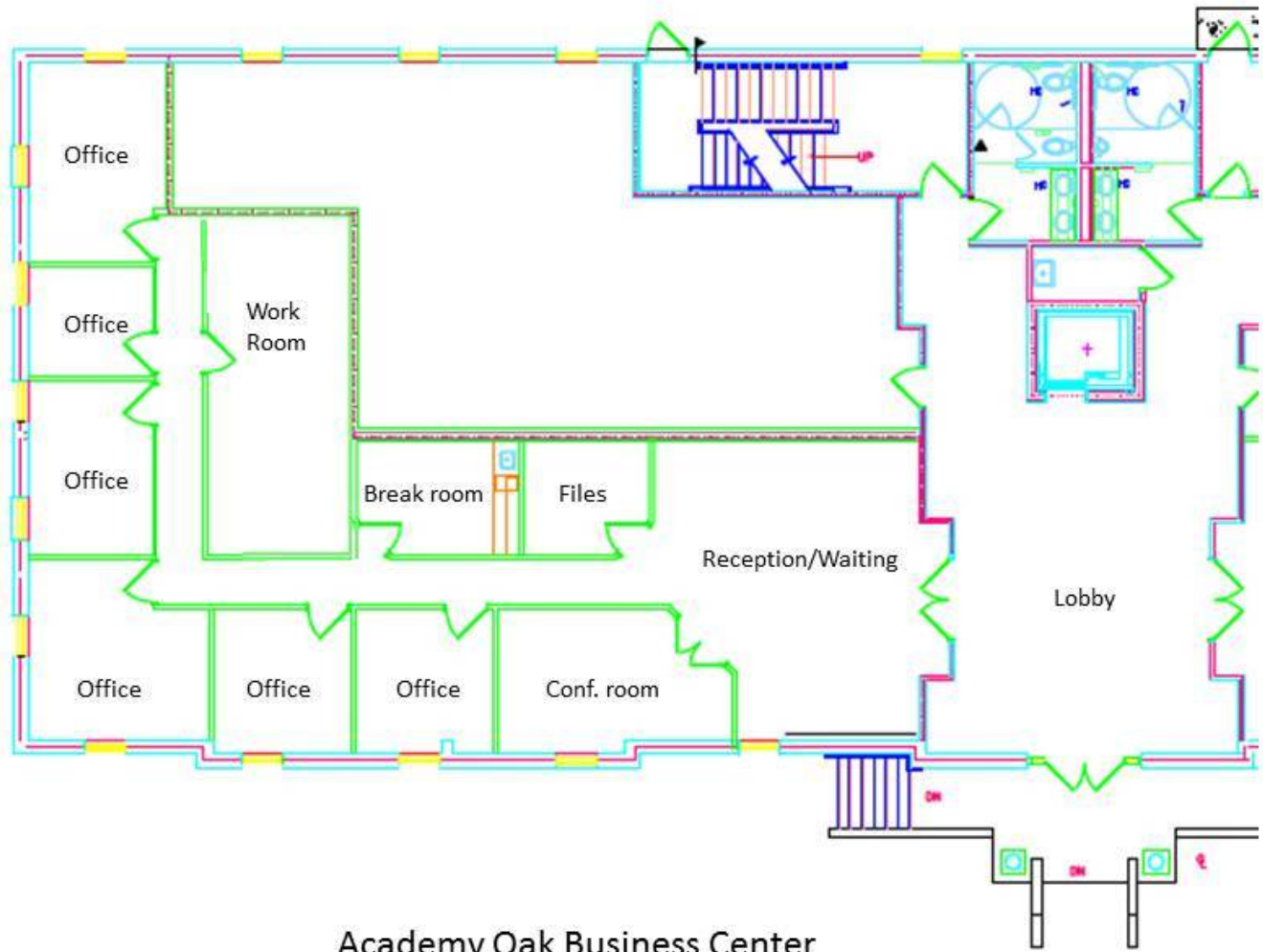
Location Maps











Academy Oak Business Center  
Suite 101

