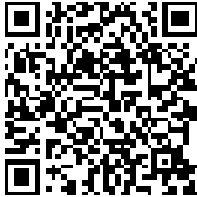




BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION



Scan for property information

FOR SALE

**Totally renovated
Must see inside**

**9,132 s.f. Multi-Professional building
Can be innovatively fit to one or more
fields of specialties**

Current use is medical

\$104 psf !

DRONE VIDEO



108 Mountain Drive, Dahlonega, GA

Marketed By:

Brent Hoffman

Berkshire Hathaway Home Services GA Properties

500 Jesse Jewell Pkwy., SE Suite 300

Gainesville, GA 30501

Direct- 770-533-6721

Office – 770-536-3007

Brent@BrentHoffman

www.BrentHoffman.com





BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

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Property Information

FOR SALE FOR

\$949,899.00



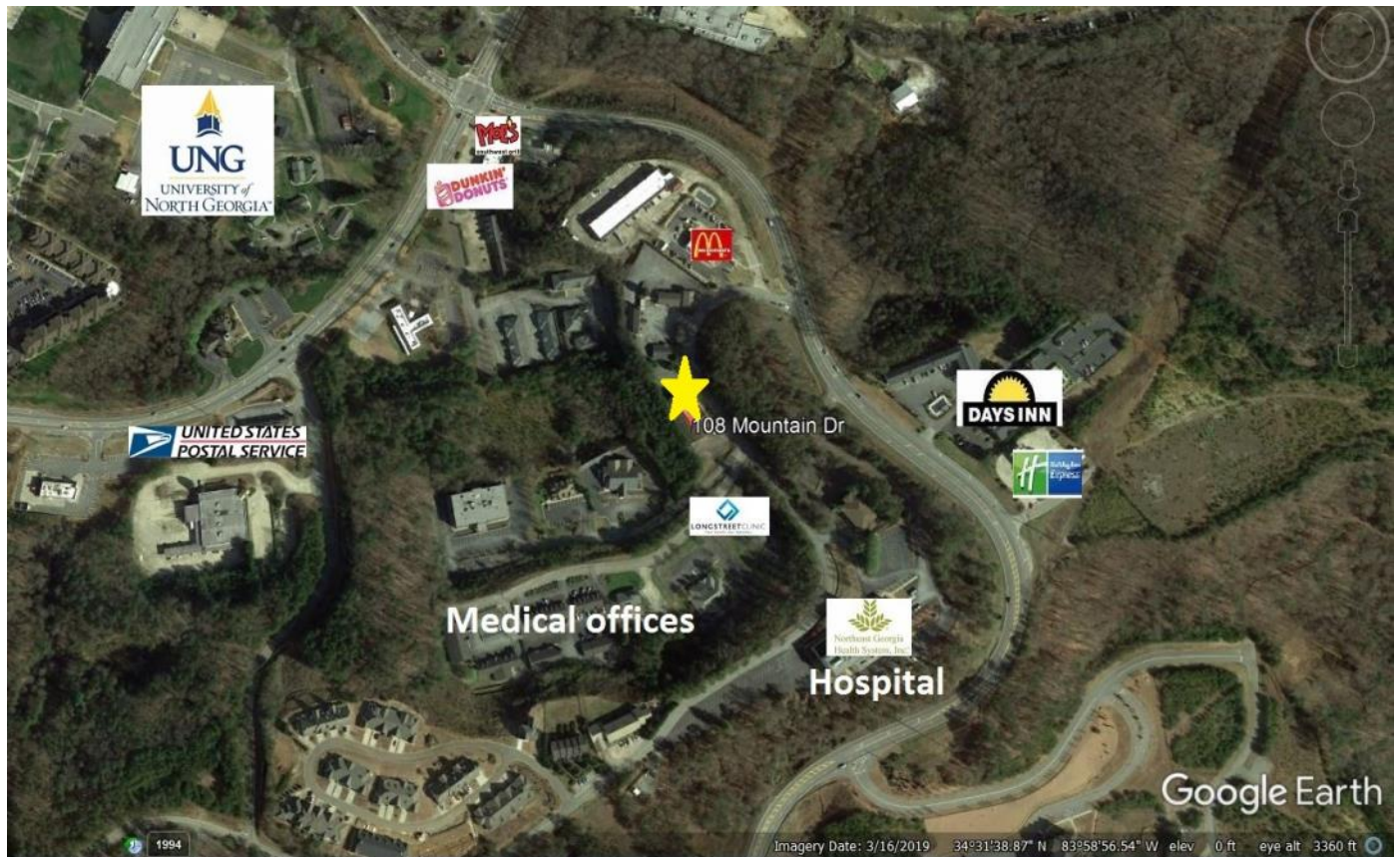
- ◆ Growing Medical area!
- ◆ Northeast Georgia Medical Center just up the street
- ◆ Newly renovated in 2019 and not been occupied since
- ◆ New roof, heating and air units, flooring, paint, carpet, hi-end bio-med cabinetry throughout, water heaters, wallpaper, etc etc
- ◆ **Dahlonega has experienced a 32.4% population increase since 4-1-2010**

- ◆ 9,132s.f. with 42+ rooms
(Designed for 2 practices)
- ◆ 17 Exam rooms
7 Doctors offices (5 with en-suite bathrooms)
11 total bathrooms
1 Minor surgery with recovery room and family waiting area
3 Reception areas
4 Business/Management rooms
5 File/storage/reusable rooms
2 Break/lunch rooms
- ◆ To witness the true value, call me

See videos at <https://www.brenthoffman.com/listings/10098.html>







This property is located in a growing medical area. Virtually all counties north of Lumpkin Co will access healthcare in Hall/Lumpkin counties.

Dahlonega, located in Lumpkin Co, connects to Atlanta and many affluent suburbs to the north of Atlanta, easily via Georgia 400.

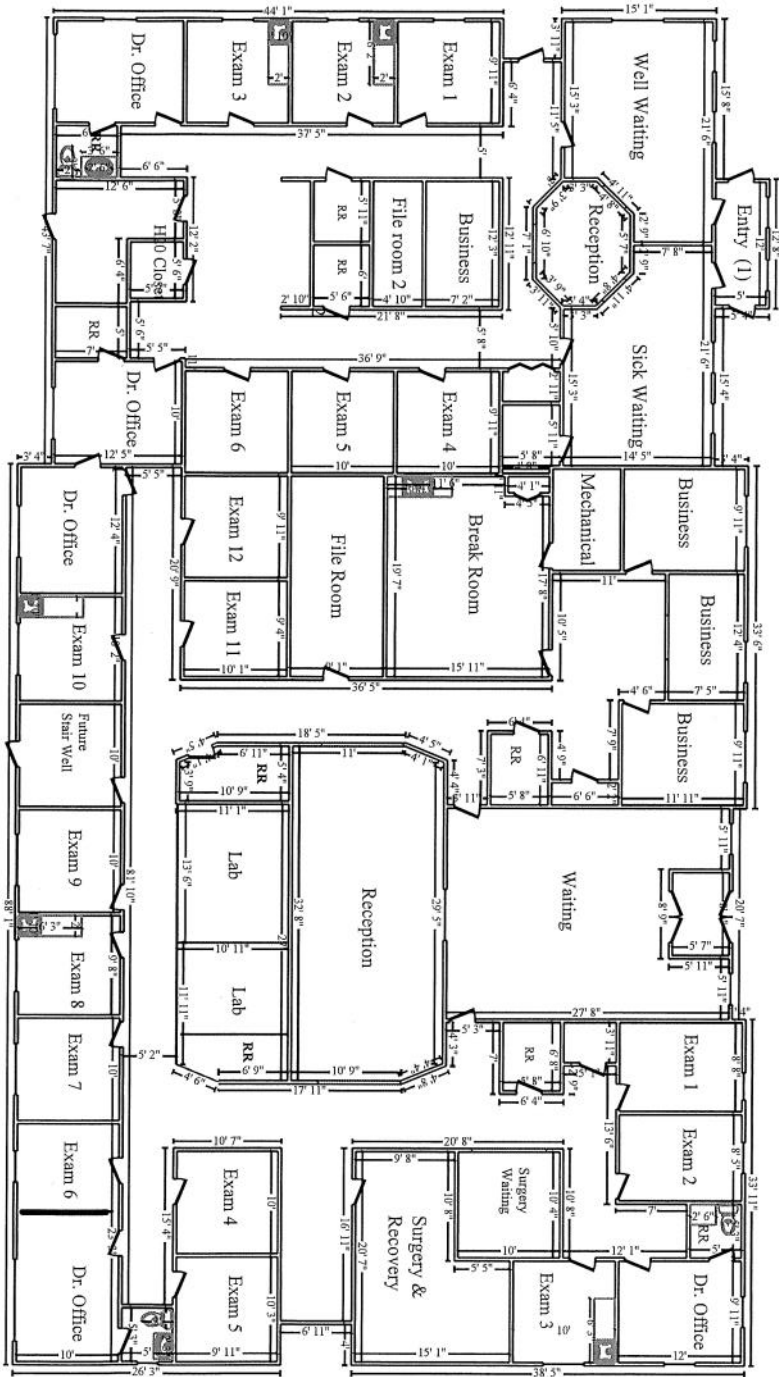
Site of the first major U.S. Gold Rush, Dahlonega only an hour north of Atlanta, is the home of University of North Georgia (UNG), with over 6,000 students. A dedicated building that will offer UNG nursing program of study is within waking distance of this office.

Nestled in the foothills of the Blue Ridge Mountains, Dahlonega offers expansive mountain vistas, roaring waterfalls and bubbling streams, postcard-worthy wineries and an abundance of entertainment. In recent years, Dahlonega and Lumpkin County have been recognized as "the heart of the North Georgia Wine Country".

It is consistently named as a best place to settle by many different publications due to its low cost of living, vibrant activities, continuing education for all ages, festivals, and beautiful setting.

Main Level

FRONT



BELL_JAMES_SUPP

2/17/2018

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Main Level





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Location Map



From Gainesville take Hwy 60 North. Continue past Hwy 400 to Dahlonega. Make a left on Mountain Drive at the McDonald's

From Atlanta take Hwy 400 North to Dahlonega. Make a left on Hwy 60 and a left on Mountain Drive at the McDonald's

Convenient to medical/
business markets

