

AUTO AND BOAT REPAIR SHOP | 3,202 SF

5278 BROWNS BRIDGE RD

GAINESVILLE, GA 30504

FOR SALE



PROPERTY OVERVIEW

OWNER FINANCING! This unique and flexible opportunity has several potential uses. Zoned HB, ideal uses include an 1,800 SF auto and boat repair shop, 800 SF house, an 1,150 SF retail store with a small apartment underneath, and a boat storage yard with two covered sheds with one 250' long and one 175' long, all on 3.21 acres. Operate your own retail, boat or auto service, plus self storage and live on site, or lease any or all of the buildings and boat storage spaces.

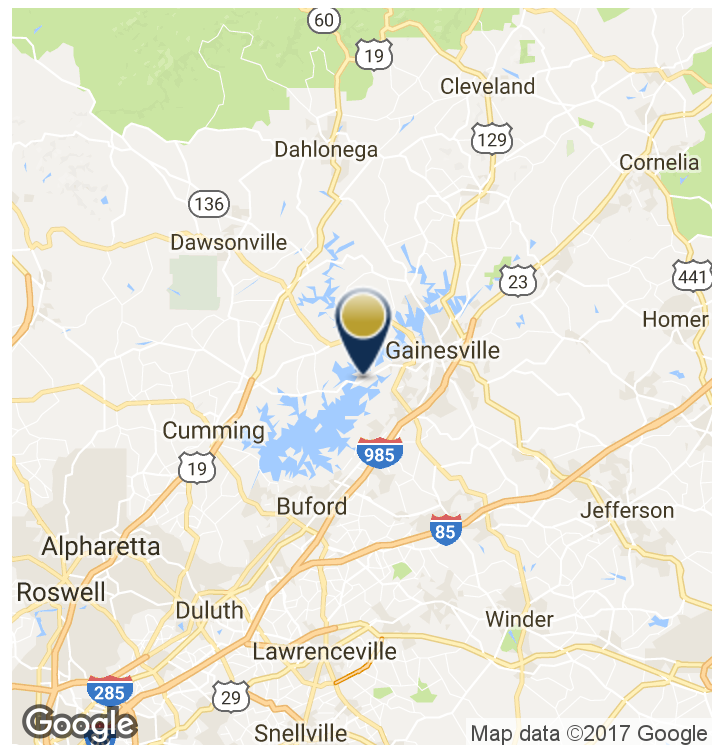
The seller would prefer to owner finance the sale to a qualified buyer with 25% down and reasonable terms.

Please do not disturb the occupants, interested parties must register with agent and schedule any visits to the site.

Offered for sale at \$499,000

LOCATION OVERVIEW

Approximately 300' of frontage on Browns Bridge Rd and less than one mile to the closest launch ramp on Lake Lanier.



AUTO AND BOAT REPAIR SHOP | 3,202 SF | Georgia | 1 of 3



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Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

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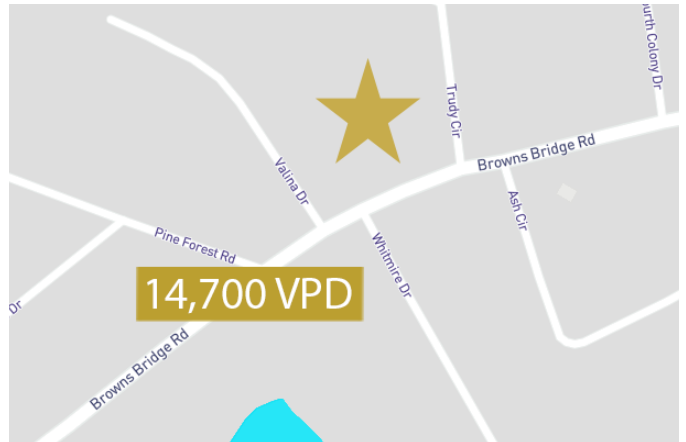
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DEMOGRAPHICS & TRAFFIC COUNTS

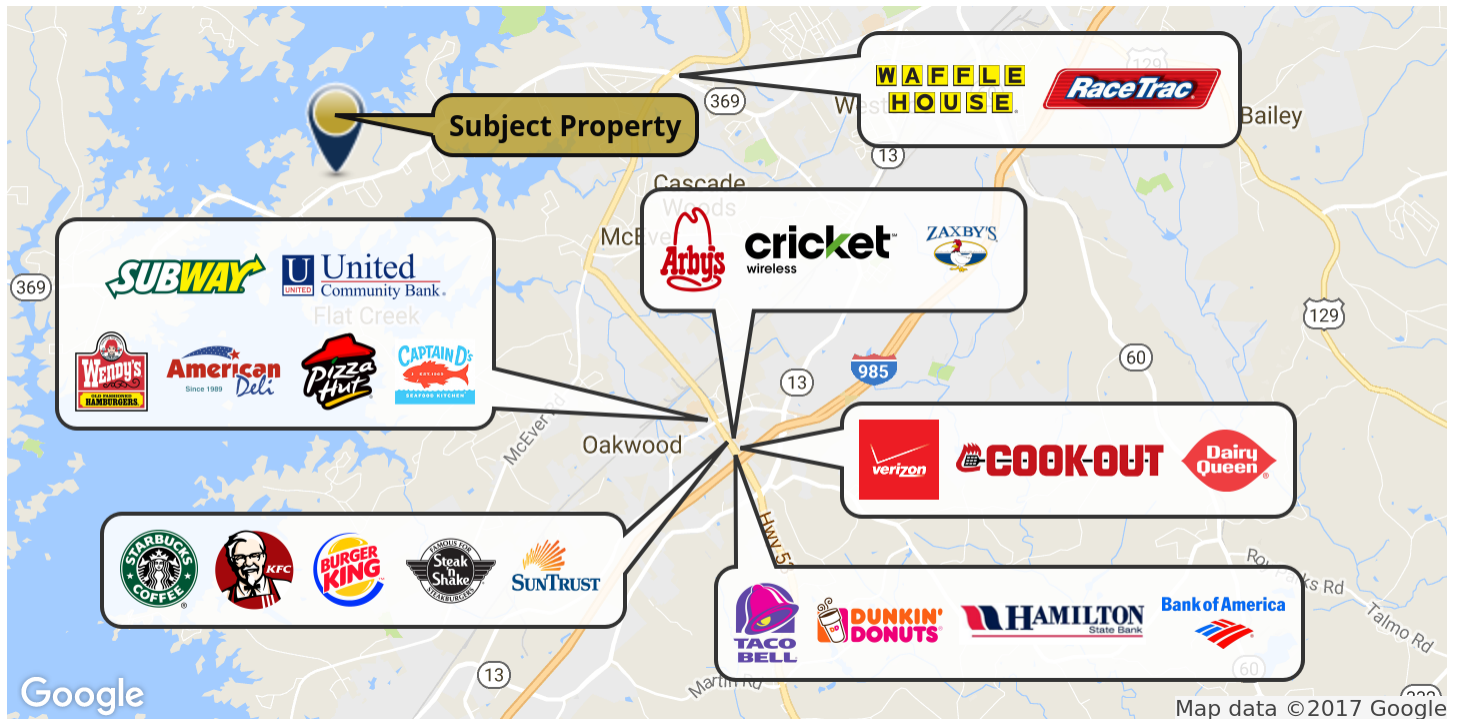
	1 Mile	5 Miles	10 Miles
Total Households:	717	14,321	59,228
Total Population:	2,067	40,350	168,461
Average HH Income:	\$63,796	\$71,780	\$70,835
Traffic Counts:	14,700 vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



NEARBY RETAILERS



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PHOTOS



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