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REAL ESTATE

222 Highland Crossing South | Ellijay, GA 30536
Office Building For Sale

DON GRIMSLEY
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Local Understanding
+ Industry Expertise

Fully Leased Office Building For Sale

222 Highland Crossing South, Ellijay, GA 30536

Property Description

AVAILABLE NOW - Fully leased Commercial/Medical Office Building in Ellijay, GA. Built in 2018, the approximately 15,000 SF building sits on 1.97 acres just off Hwy 515. The building is fully leased to the State of Georgia through January 2034 with an additional 5 year option period that would run through January 2039.

Offering Summary

Sale Price:	$4,000,000
Lot Size:	1.97 Acres
Building Size:	15,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	365	3,229	6,925
Total Population	983	8,426	17,663
Average HH Income	$93,662	$89,589	$86,628

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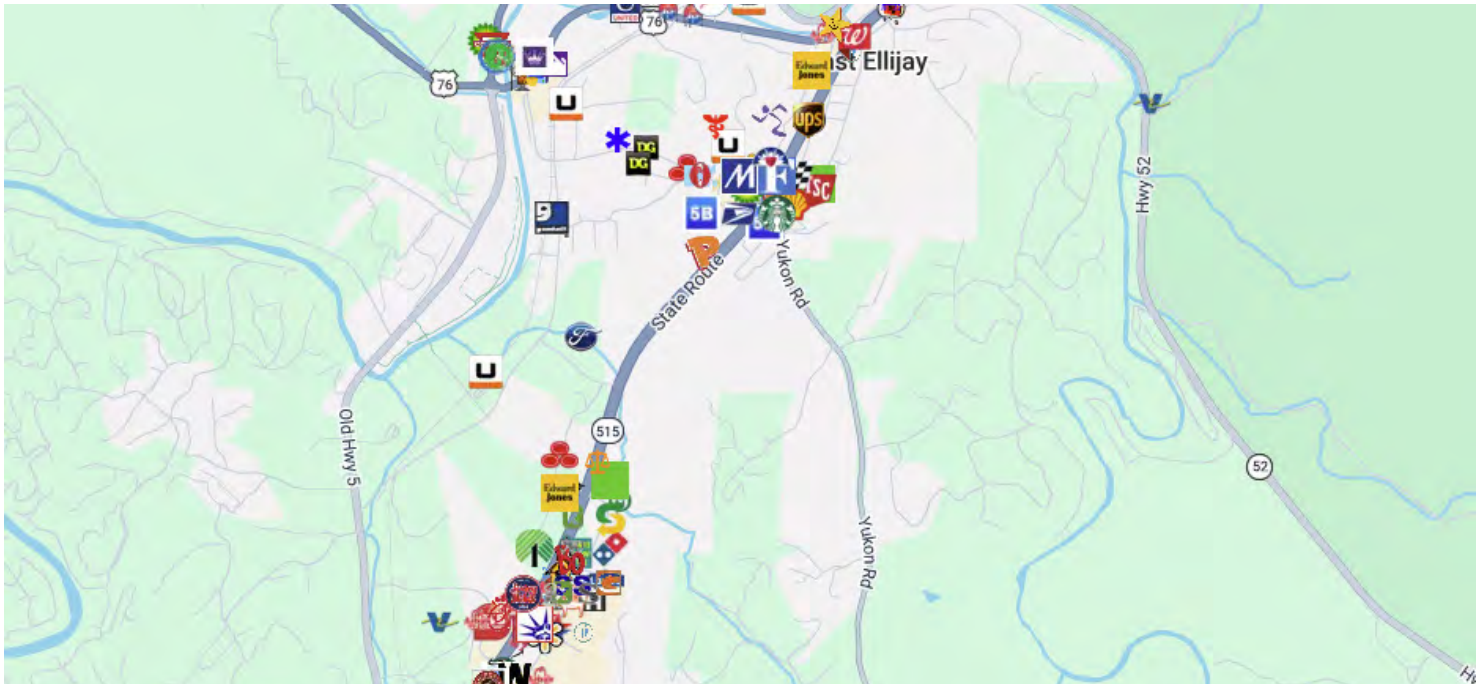

222 Highland Crossing South; Ellijay, GA		
	2024	2025
Pro Forma Rent	$ 296,388	$ 303,616
Total Operating Expenses *	$ 148,601	$ 147,898
Net Operating Income	$ 147,787	$ 155,718
Other Expenses:		
Interest/Fees - Loan	$ 64,394	$ 102,904
Mgt Fees	$ 12,670	$ 11,395
Professional Fees	$ 1,027	$ 22,078

* Not including interest/mgt fees & extraordinary Professional Fees in 24/25

** Lease has 2.5% annual escalations on Rent

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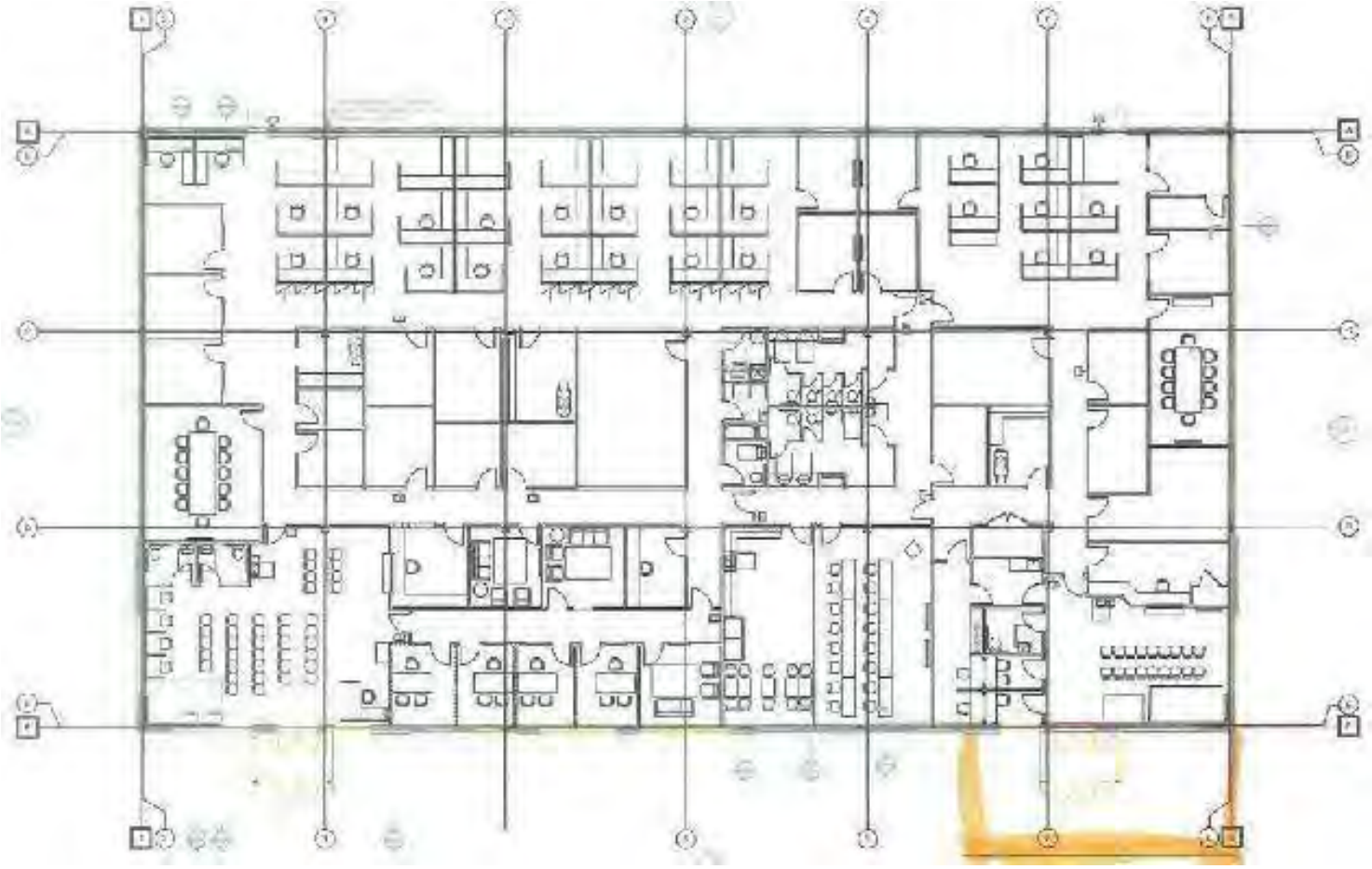

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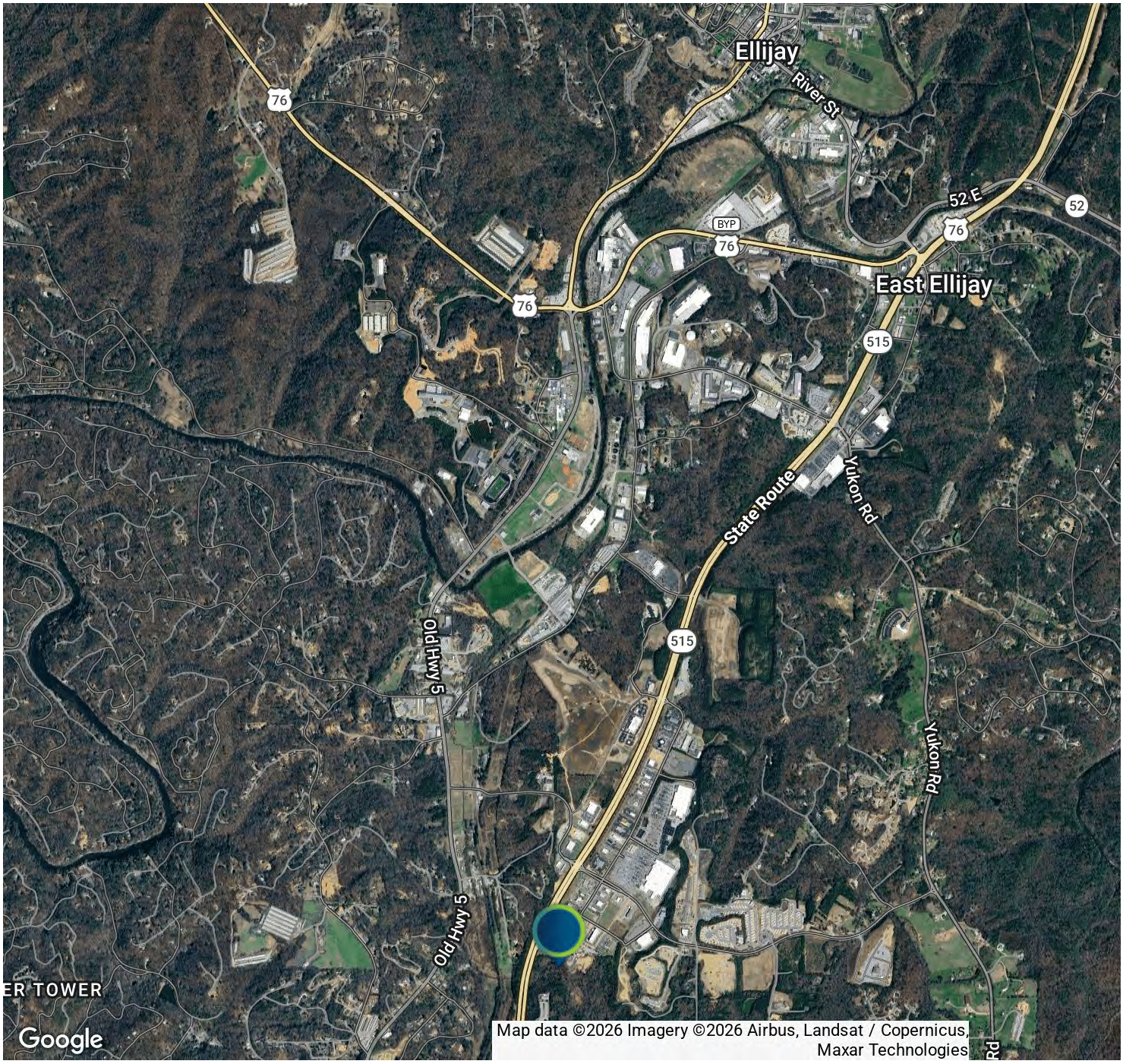

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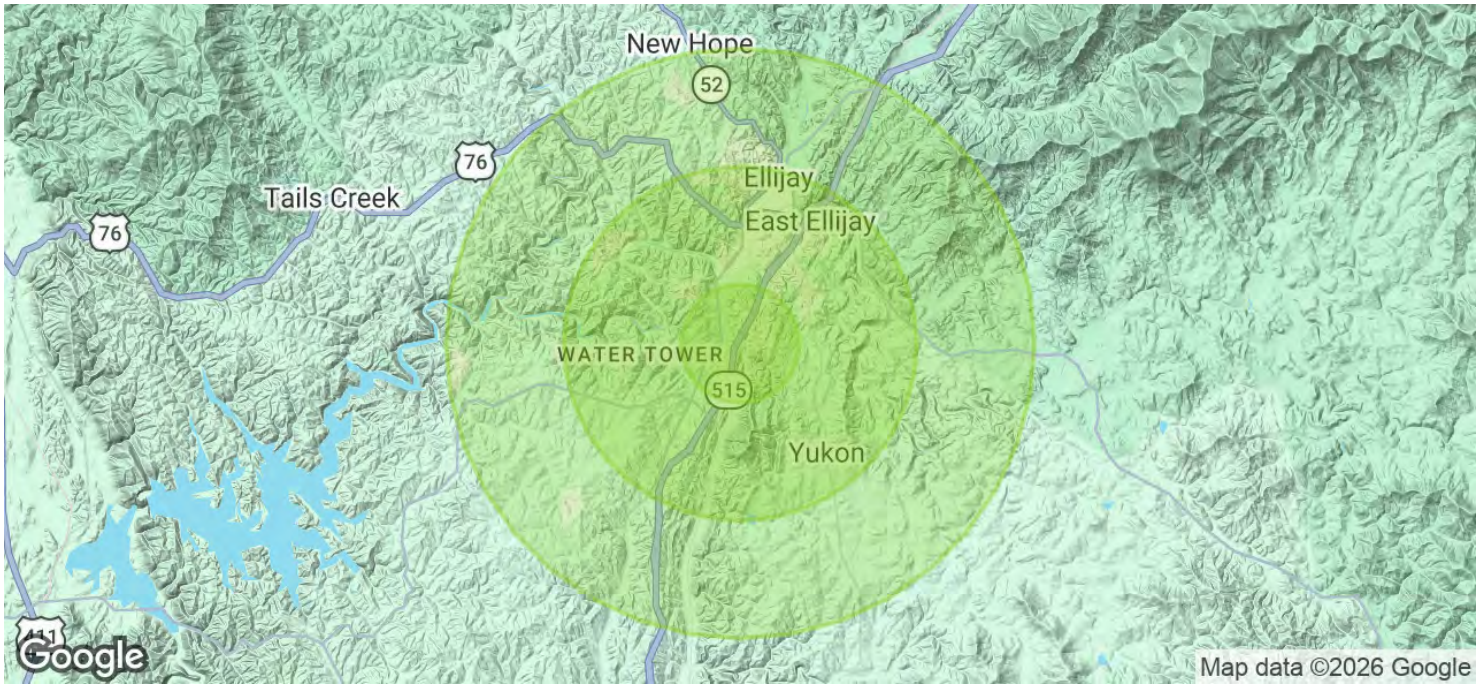

Population	1 Mile	3 Miles	5 Miles
Total Population	983	8,426	17,663
Average Age	45	44	44
Average Age (Male)	44	43	43
Average Age (Female)	46	45	45

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	365	3,229	6,925
# of Persons per HH	2.7	2.6	2.6
Average HH Income	$93,662	$89,589	$86,628
Average House Value	$265,882	$280,116	$295,095

Demographics data derived from AlphaMap

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