

For Sale

4,692 SF | \$1,100,000

Investment Office Building



The Summit At Mars Hill

3651 Mars Hill Road, Bldg 800
Watkinsville, Georgia 30677

Property Overview

Building 800 at The Summit at Mars Hill is a fully leased office condominium building with 4,692 square feet across two stories in Oconee County. Built in 2007, the building features a brick and frame exterior, covered entry, and ample shared parking — well-maintained and professionally presented, as The Summit at Mars Hill is known for. All four suites are currently occupied, each built out for professional office use, with tenants in place. For an investor, it's a straightforward acquisition — income from day one, no lease-up required.

Property Highlights

- Fully leased — 100% occupancy, 4 suites
- \$7,256.58/month current gross rent
- Brick and frame construction, covered entry, shared parking
- Built 2007 | O-I-P zoning
- The Summit at Mars Hill, Watkinsville
- Less than 1 mile to Hwy 316 and Hwy 78

Offering Summary

Sale Price:	\$1,100,000
Building Size:	4,692 SF
Lot Size:	0.05 Acres

For More Information

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Interior Photos



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Aerial Photo



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Financials

Income Summary

Annual Rent

NorthPoint Christian Ministries (Lease term ends 2/28/27)	\$22,800.00
Momentum Telecom, Inc. (Lease term ends 5/31/27)	\$22,278.96
R.E. Garrison (Lease term ends 12/31/26)	\$42,000.00

Gross Annual Income \$87,078.96

Expenses Summary (2025)

Annual

Insurance	\$2,562.00
Taxes	\$5,702.49
Common Area Maintenance	\$4,320.00

Annual Operating Expenses \$12,584.49

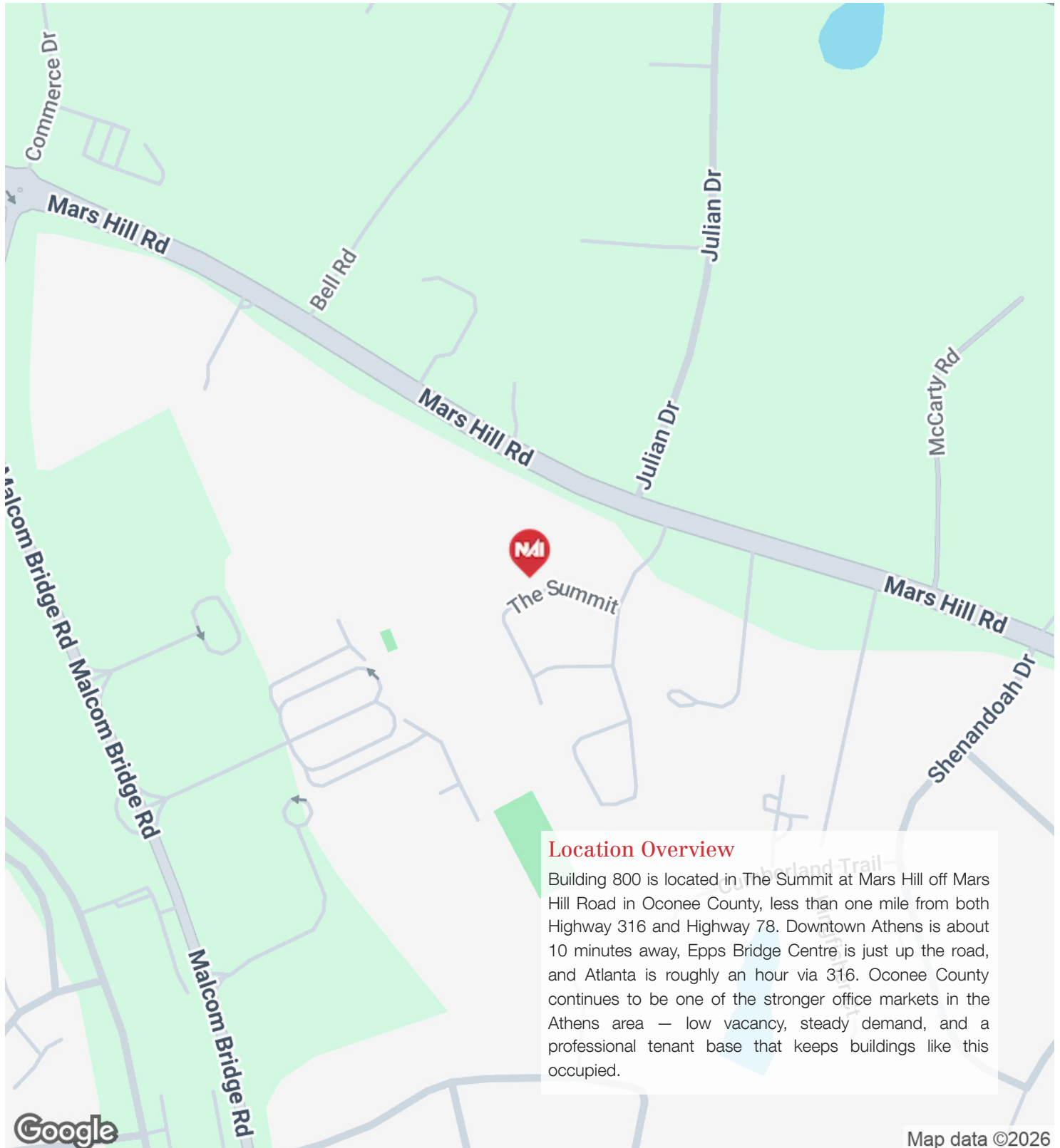
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\$74,494.47

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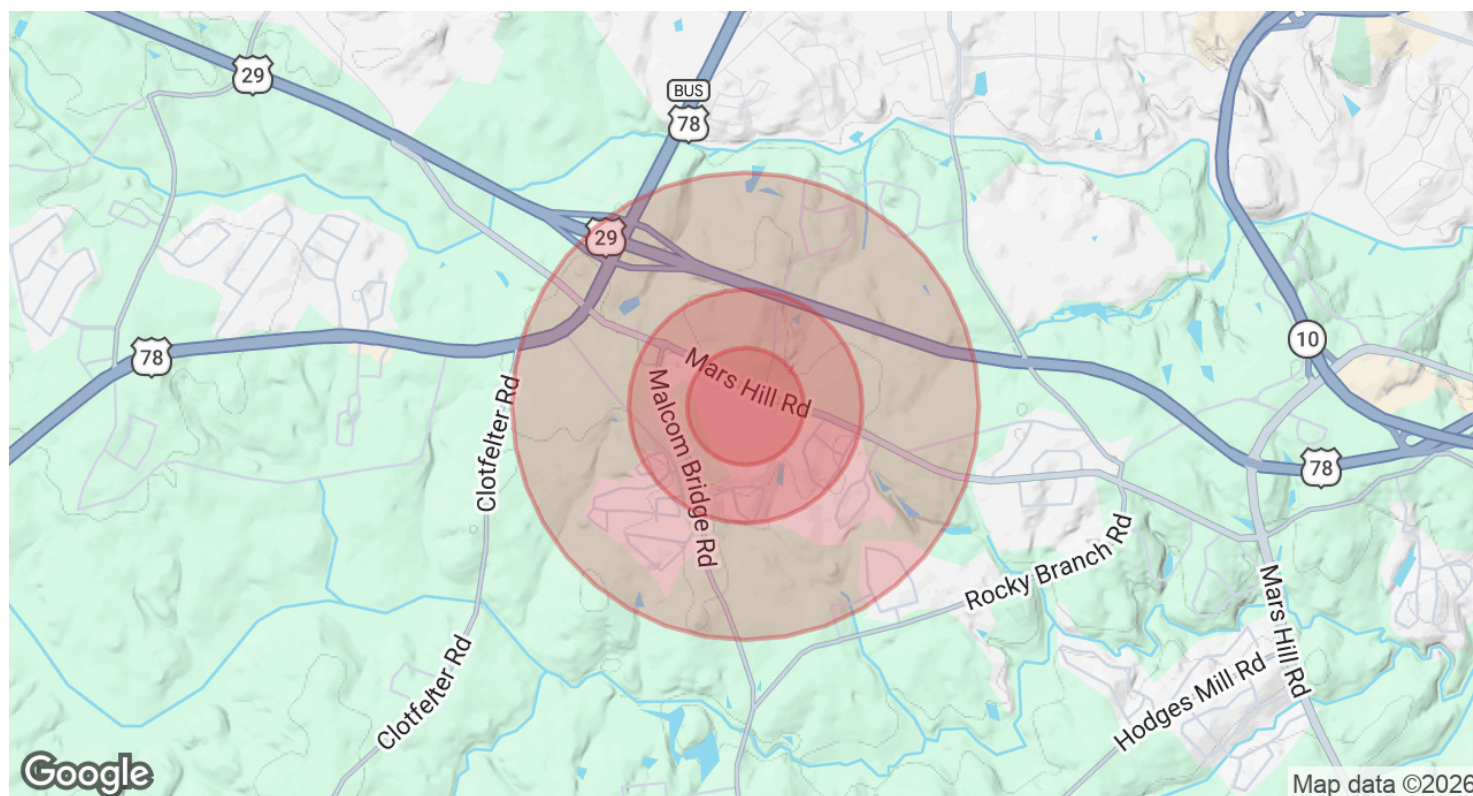
Location Map



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Demographics



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	131	494	1,903
Average Age	37.7	37.8	39.3
Average Age (Male)	41.8	41.5	40.4
Average Age (Female)	31.7	32.1	38.6
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	38	146	601
# of Persons per HH	3.4	3.4	3.2
Average HH Income	\$255,745	\$248,730	\$208,826
Average House Value	\$522,781	\$517,395	\$508,179

2023 American Community Survey (ACS)