



# CANDLER

REAL ESTATE

459 E E Butler Parkway | Gainesville, GA 30501  
Office Building For Sale

LEE HEMMER, CCIM, SIOR

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**

# Office Building For Sale

459 E E Butler Parkway, Gainesville, GA 30501



## Property Description

Excellent opportunity for an investor or owner-user to acquire a well-located commercial property in the heart of downtown Gainesville. Formerly utilized as a law office, this two-story office building offers flexibility for a variety of business uses.

The property features multiple offices, reception and work areas, and includes attic storage space. Its layout is well-suited for professional services, legal, financial, insurance, or general office operations.

## Property Highlights

- Zoned PUD
- Located less than one mile from the Hall County Courthouse, Northeast Georgia Medical Center, and Downtown Gainesville
- Two Floors with additional attic space

## Offering Summary

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,250,000 |
| Lot Size:      | 0.46 Acres  |
| Building Size: | 4,368 SF    |

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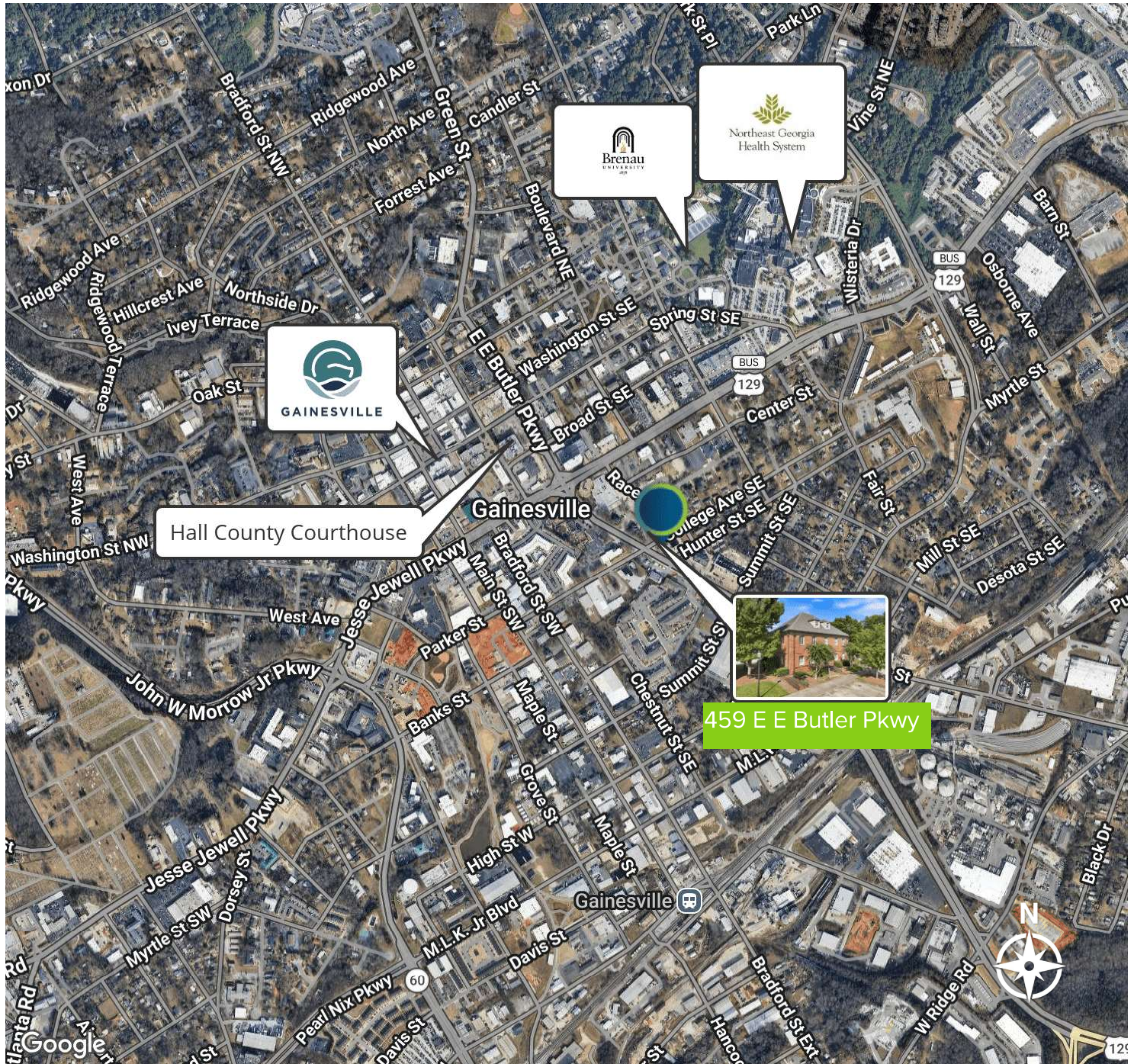
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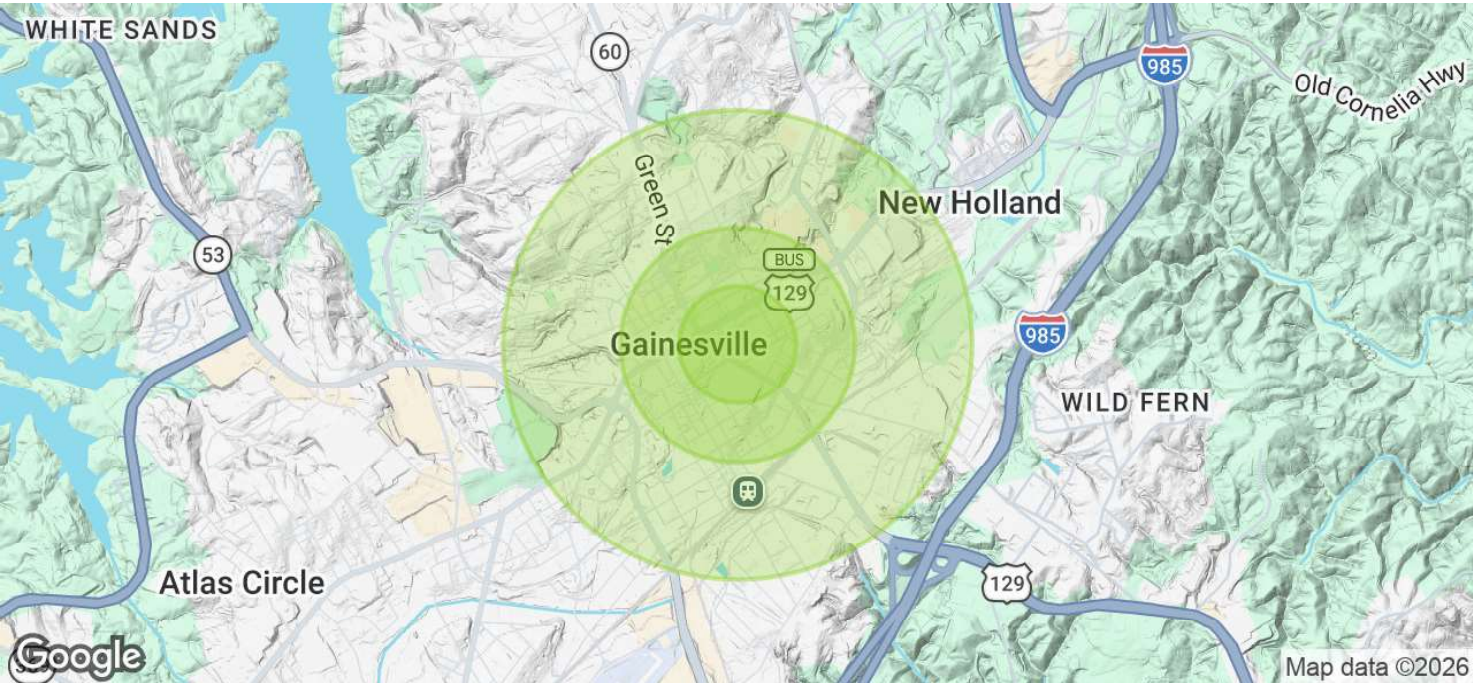
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# Office Building For Sale

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| Population           | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population     | 486        | 2,082     | 7,819  |
| Average Age          | 24.5       | 25.6      | 28.4   |
| Average Age (Male)   | 25.4       | 26.8      | 28.7   |
| Average Age (Female) | 24.0       | 24.4      | 28.6   |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile    |
|---------------------|------------|-----------|-----------|
| Total Households    | 140        | 597       | 2,748     |
| # of Persons per HH | 3.5        | 3.5       | 2.8       |
| Average HH Income   | \$40,548   | \$44,664  | \$61,061  |
| Average House Value | \$131,863  | \$93,167  | \$202,949 |

2023 American Community Survey (ACS)

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