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REAL ESTATE

522 NE South Enota Dr | Gainesville, GA 30501
Office Building For Sale

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Office Building For Sale

522 NE South Enota Dr, Gainesville, GA 30501



Property Description

Positioned in one of Gainesville's established commercial corridors, 522 S. Enota Drive offers a versatile office property built in 1970 and well-suited for a variety of professional, medical, or service-based uses. The building reflects the solid construction typical of its era, with a functional layout that can be adapted or modernized to meet today's business needs.

Its location provides excellent visibility and convenient access to major Gainesville thoroughfares, nearby medical facilities, retail centers, and residential neighborhoods. This makes it an appealing opportunity for an owner-occupant, investor, or business seeking a centrally located office space in a growing market.

Property Highlights

- 2,500 square feet, Includes 7 offices, 4 restrooms, conference room and large waiting area
- Basement storage available
- Less than one mile from Northeast Georgia Medical Center
- Approximately 3 miles from Lee Gilmer Memorial Airport, Gainesville, GA
- Traffic Count on S. Enota - 10,300 AADT

Offering Summary

Sale Price:	\$725,000
Zoning:	N-B
Lot Size:	0.47 Acres
Building Size:	2,500 SF

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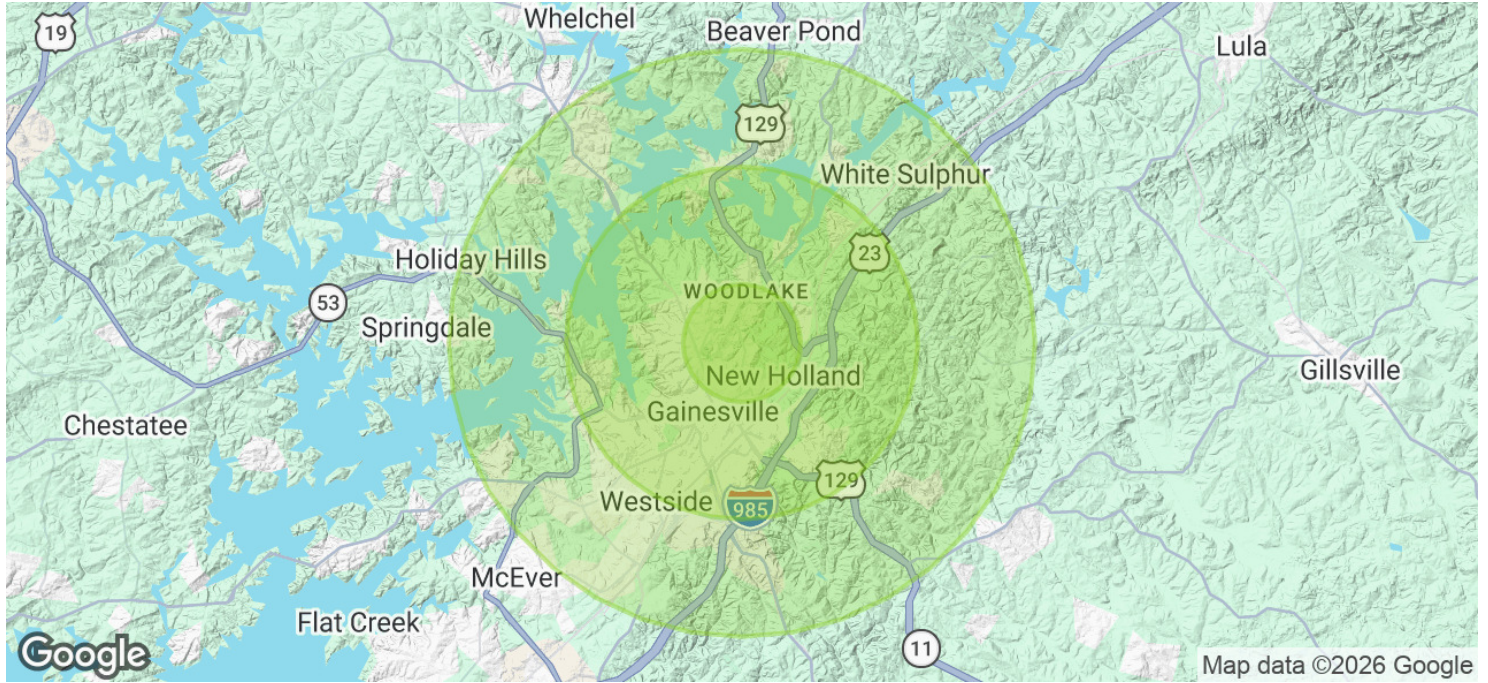
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,963	36,368	68,860
Average Age	37.4	35.6	35.8
Average Age (Male)	37.0	35.1	35.4
Average Age (Female)	36.9	36.1	36.8

2023 American Community Survey (ACS)

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