

FOR SALE: 3030 McEver Road Building 2 Gainesville, GA 30504



This income-producing Commercial property, located at 3030 McEver Road, Building 2 in Gainesville, Georgia, presents a rare opportunity to acquire a fully leased 8,000+/- square-foot office building sitting on 0.55 acres, zoned NB. The building, constructed in 2002, is occupied by 5 reliable, low-maintenance tenants operating under strong, well-structured leases that provide stable and predictable cash flow. Offered at \$1.4 million, the asset delivers an attractive 6.96% cap rate, with a projected 7.70% proforma cap rate in 2026 as scheduled

**THE MARY MOELLER & BRYANT GREEN TEAM
BERKSHIRE HATHAWAY**

Mary.Moeller@bhhsgeorgia.com and BryantGreenTeam@yahoo.com

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GEORGIA PROPERTIES
COMMERCIAL
770-536-3007



Bryant Green
770-597-5711
BryantGreenTeam@yahoo.com

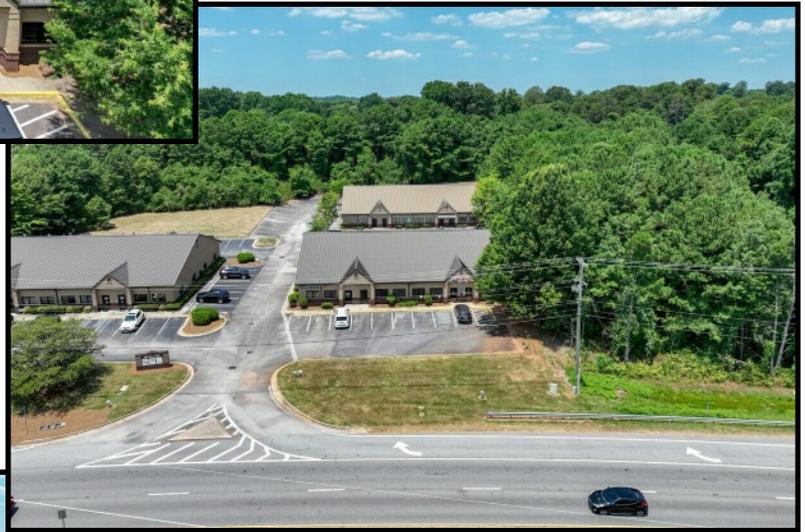


Mary Moeller
970-518-3128
Mary.Moeller@bhhsgeorgia.com

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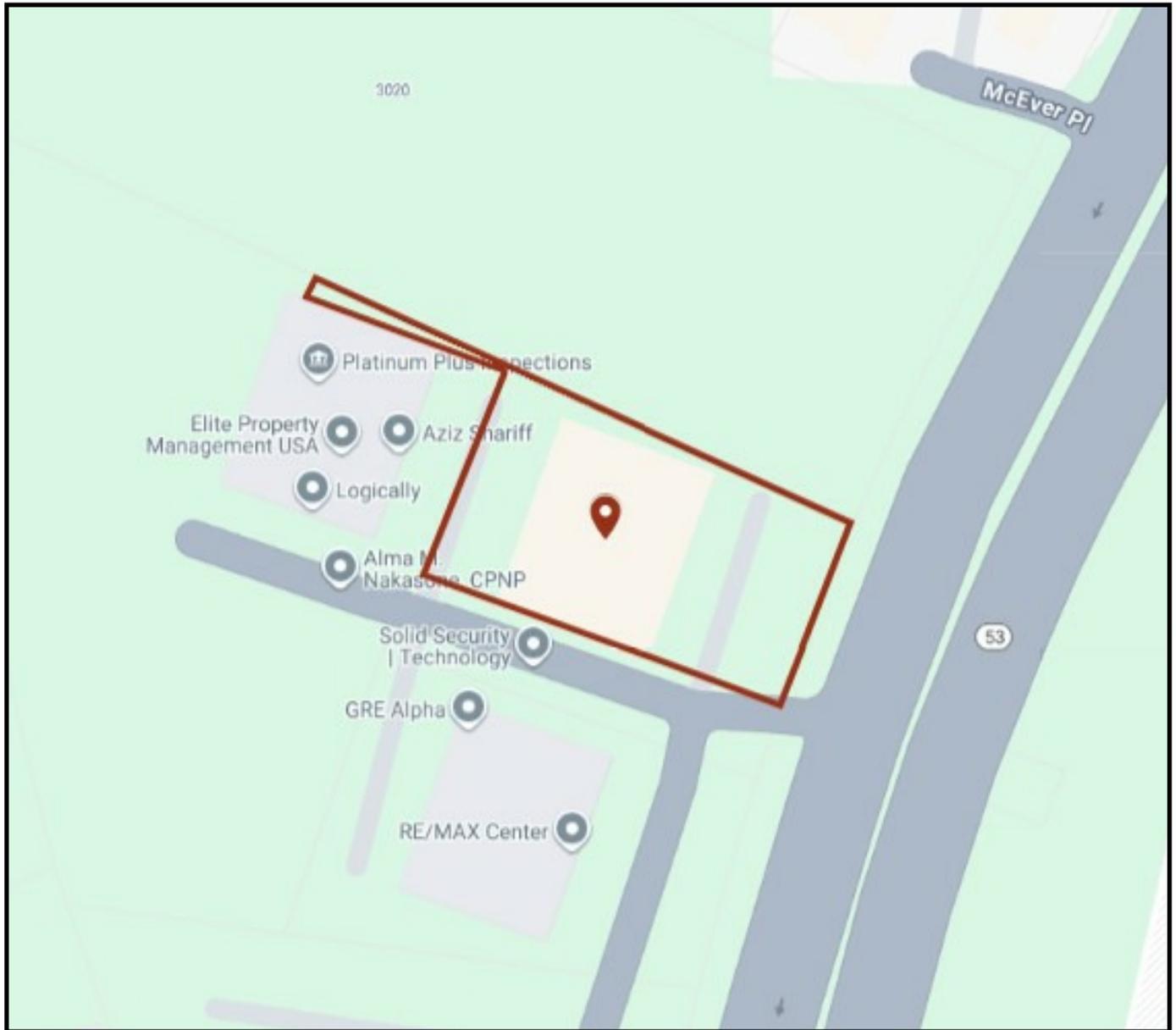


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The map highlights the location of 3030 McEver Road in Gainesville, GA. Callouts include:

- Brenau University**: Located in the north-northeast, near Wilshire Trails and Gainesville Square.
- Northeast Georgia Medical Center, Inc.**: Located east of the property, near John W. Morrow and Jesse Jewell.
- Lee Gilmer Memorial Airport**: Located east of the property, near Atlanta Rd and Memorial Park Dr.
- Chicopee Woods**: Located south of the property, near Mountain View Rd and Memorial Park Dr.
- Elachee Nature Science Center**: Located south of the property, near Mountain View Rd.

Other landmarks on the map include Walmart Supercenter, Target, Golden Corral Buffet & Grill, Atlanta Hwy Seafood Mark, and Lee Gilmer Memorial Airport.

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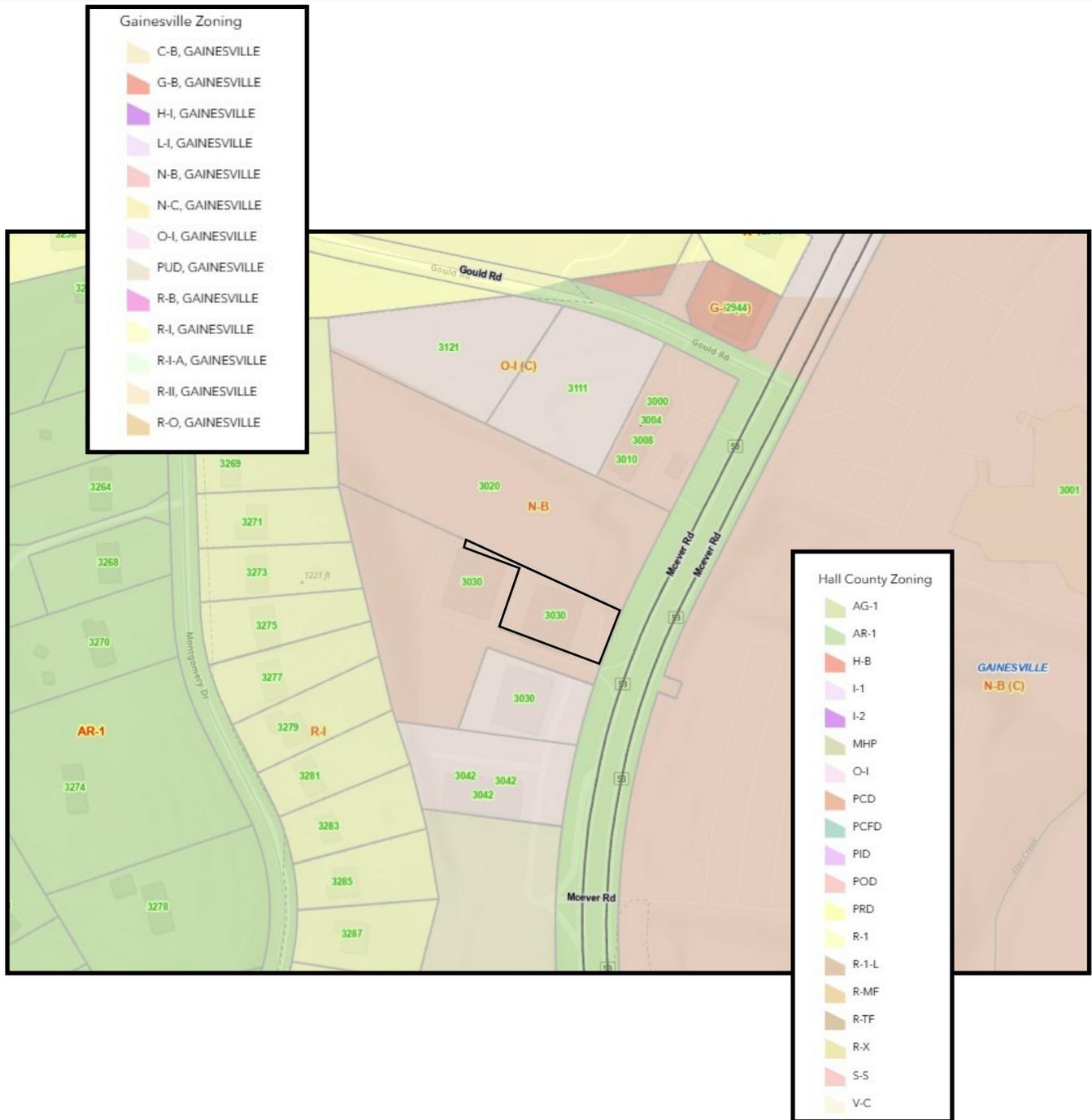


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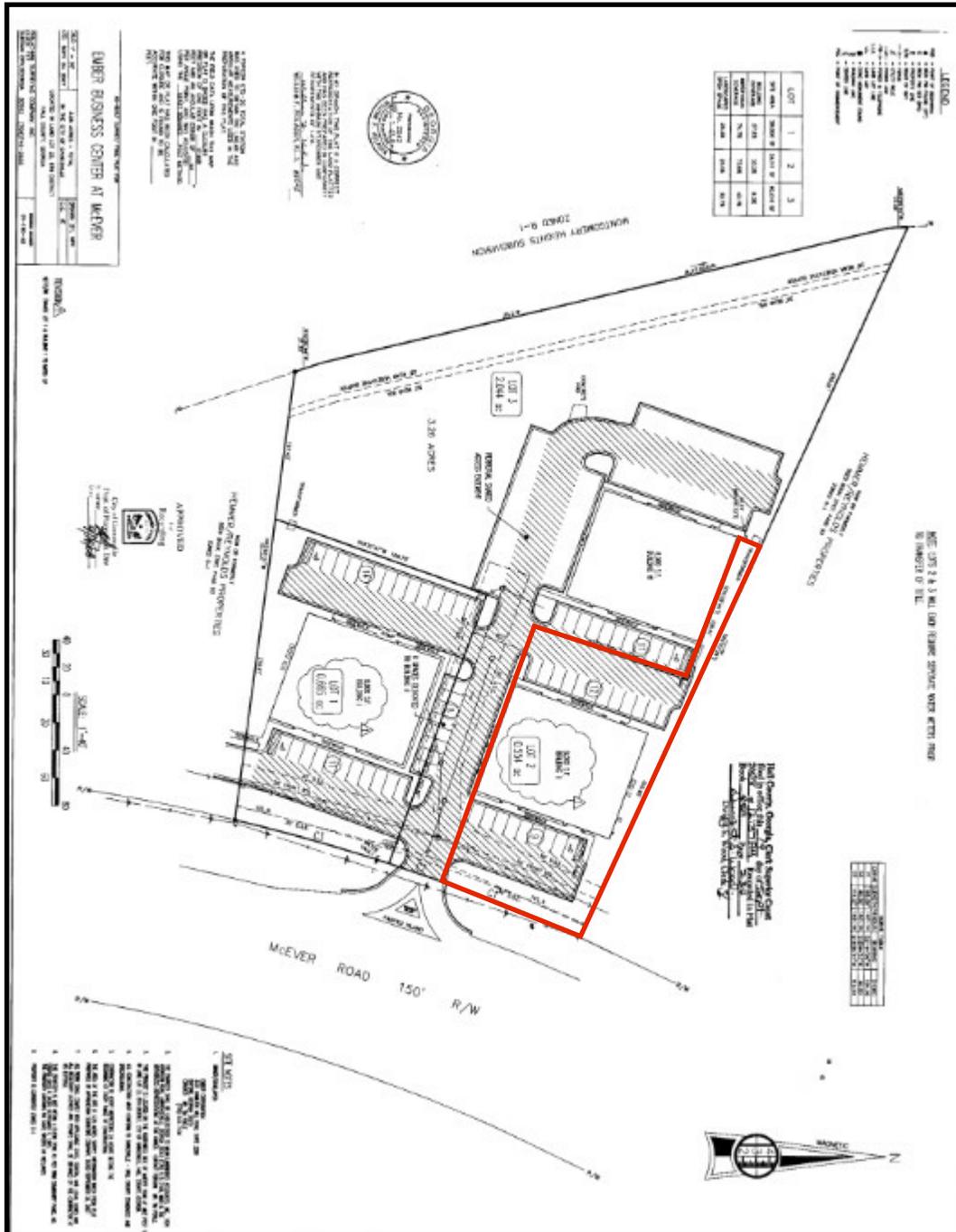


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