



CANDLER

REAL ESTATE

610 Candler St | Gainesville, GA 30501
For Sale

BRIAN HUGHS, CCIM

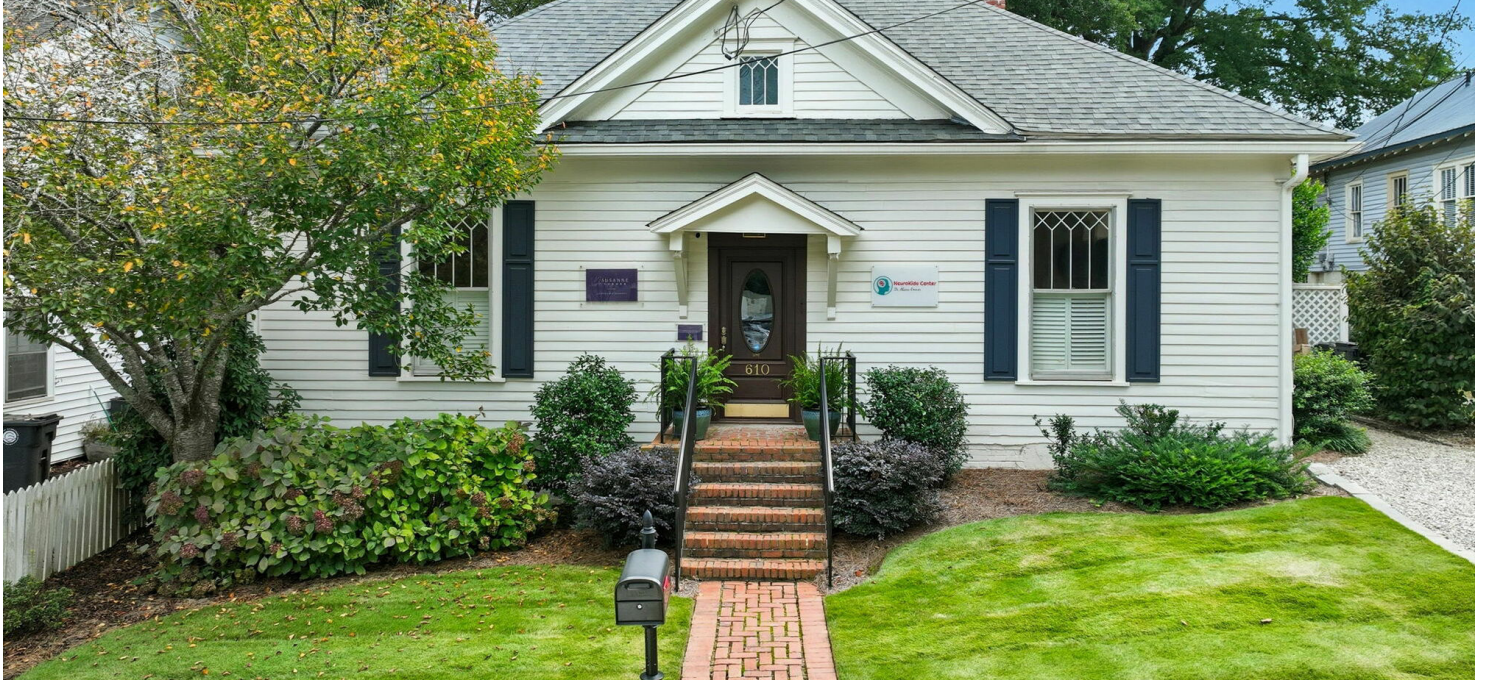
Principal/Associate Broker brian@candler.com

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

Local Understanding
+ Industry Expertise

Office Building for Sale

610 Candler St, Gainesville, GA 30501



Property Description

Introducing an exceptional investment opportunity at 610 Candler St, Gainesville, GA. This historic 3,739 SF building, with 1 unit, offers timeless appeal and abundant potential. Boasting a rich heritage dating back to 1935, this property is perfectly poised to be transformed into a prime office space. Zoned R-II, it presents a rare chance to invest in the flourishing Gainesville area. From its classic architectural details to its versatile layout, this building is an ideal canvas for realizing your vision for a premier office or office building. Don't miss the chance to make your mark in this coveted location.

Property Highlights

- Potential office building available for sale near historic downtown Gainesville
- Built in 1935 / renovated in 2021
- Property has been fully renovated maintaining the historic features plus the addition of modern touches throughout
- Original pine floors and original millwork throughout, original fireplaces, tall ceilings, plus fully renovated restrooms and kitchen
- 4 offices, conference room and full kitchen downstairs with 3 additional offices upstairs
- Currently zoned for residential use but can easily be rezoned for office given neighboring uses
- Easily accessible right off Green Street
- Conveniently located within walking distance to downtown square and area restaurants, banks, and shops

Offering Summary

Sale Price:	\$699,900
Number of Units:	1
Lot Size:	0.11 Acres
Building Size:	3,736 SF

Presented By:

Brian Hughs, CCIM

770.988.6383

Principal/Associate Broker

brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Office Building for Sale

610 Candler St, Gainesville, GA 30501



Presented By:

Brian Hughs, CCIM

770.988.6383

Principal/Associate Broker

brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Office Building for Sale

610 Candler St, Gainesville, GA 30501



Presented By:

Brian Hughs, CCIM

770.988.6383

Principal/Associate Broker

brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Office Building for Sale

610 Candler St, Gainesville, GA 30501



Presented By:

Brian Hughs, CCIM

770.988.6383

Principal/Associate Broker

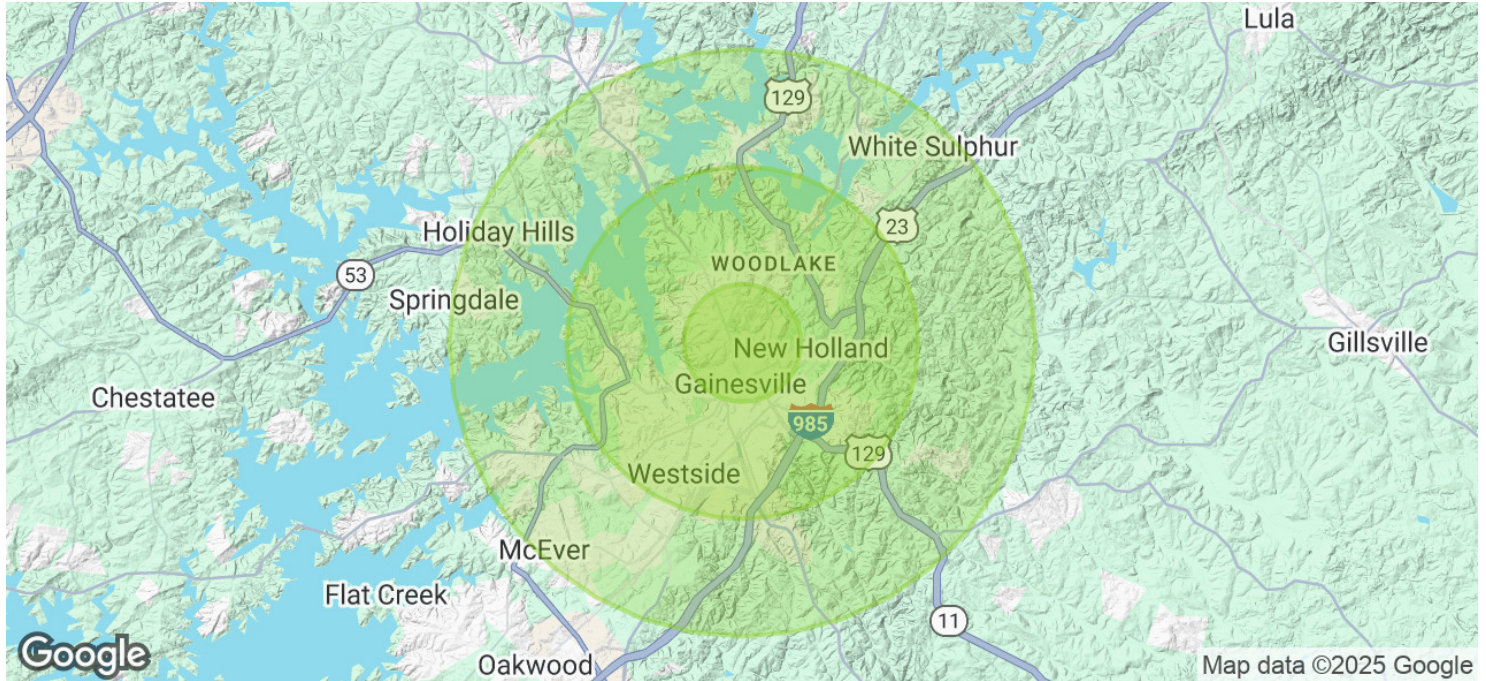
brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Office Building for Sale

610 Candler St, Gainesville, GA 30501



Population	1 Mile	3 Miles	5 Miles
Total Population	8,691	42,764	71,145
Average Age	37	36	38
Average Age (Male)	36	35	36
Average Age (Female)	38	37	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,357	15,096	24,840
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$74,030	\$73,369	\$82,167
Average House Value	\$357,211	\$357,141	\$384,303

Demographics data derived from AlphaMap

Presented By:

Brian Hughs, CCIM

770.988.6383

Principal/Associate Broker

brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com