



Office Building » For Sale Hartwell Office Investment Sale 66 MARET ST, HARTWELL, GA 30643

#### THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200 Gainesville, GA 30501 O: 770.532.9911

#### **RUSSELL DYE**

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#### **OTIS RYLEE**

Sales Associate 770.532.9911

### **Executive Summary**

### HARTWELL OFFICE INVESTMENT SALE 66 Maret St, Hartwell, GA 30643



OFFERING SUMMARY		PROPERTY HIGHLIGHTS
Sale Price: Price / SF:	\$750,000 \$74.70	<ul> <li>Two brick office buildings for sale</li> <li>66/68 Maret Street - 5,000+/-SF - 25% Occupied</li> <li>88 Maret Street - 5,040+/- SF - 100% Occupied by USDA</li> </ul>
Lot Size:	2.25 Acres	<ul> <li>New 10-year USDA lease</li> <li>2.25+/- Acre site</li> <li>Commercial zoning</li> </ul>
Year Built:	1995	<ul> <li>Located near established office/medical users just outside of downtown Hartwell</li> <li>Available individually or as a portfolio of 12 government-leased offices</li> </ul>
Building Size:	10,040 SF	DO NOT APPROACH OR DISTURB TENANTS
Zoning:	C3	

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## **Additional Photos**

### HARTWELL OFFICE INVESTMENT SALE 66 Maret St, Hartwell, GA 30643











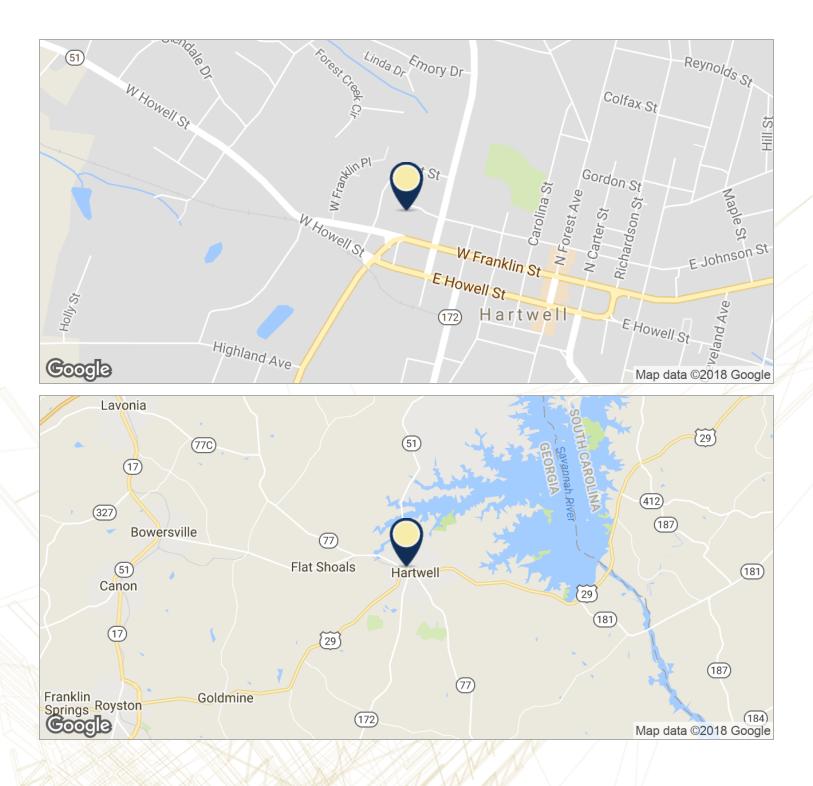


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# **Location Maps**

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## **Broker Profile**



Presented by:

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### **Russell Dye**

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Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.









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