



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

Associate Broker

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OTIS RYLEE

Sales Associate

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Executive Summary

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



OFFERING SUMMARY

Sale Price:	\$750,000
Price / SF:	\$74.70
Lot Size:	2.25 Acres
Year Built:	1995
Building Size:	10,040 SF
Zoning:	C3

PROPERTY HIGHLIGHTS

- Two brick office buildings for sale
- 66/68 Maret Street - 5,000+/-SF - 25% Occupied
- 88 Maret Street - 5,040+/- SF - 100% Occupied by USDA
- New 10-year USDA lease
- 2.25+/- Acre site
- Commercial zoning
- Located near established office/medical users just outside of downtown Hartwell
- Available individually or as a portfolio of 12 government-leased offices
- DO NOT APPROACH OR DISTURB TENANTS

Additional Photos

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All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

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Location Maps

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Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

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.

