



CANDLER

REAL ESTATE

222 Highland Crossing South | Ellijay, GA 30536
REDUCED - Fully Occupied Office Building For Sale

DON GRIMSLEY

Senior Commercial Sales Associate don@candler.com

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

Local Understanding
+ Industry Expertise

REDUCED: Fully Leased Office Building For Sale

222 Highland Crossing South, Ellijay, GA 30536



Property Description

REDUCED! - Fully leased Commercial/Medical Office Building in Ellijay, GA. Built in 2018, the approximately 15,000 SF building sits on 1.97 acres just off Hwy 515. The building is fully leased to the State of Georgia through January 2034 with an additional 5 year option period that would run through January 2039.

Offering Summary

Sale Price:	\$3,495,000
Lot Size:	1.97 Acres
Building Size:	15,000 SF
Pro Forma NOI:	\$168,468.00
Cap Rate:	4.82%

Demographics	1 Mile	3 Miles	5 Miles
Total Households	365	3,229	6,925
Total Population	983	8,426	17,663
Average HH Income	\$93,662	\$89,589	\$86,628

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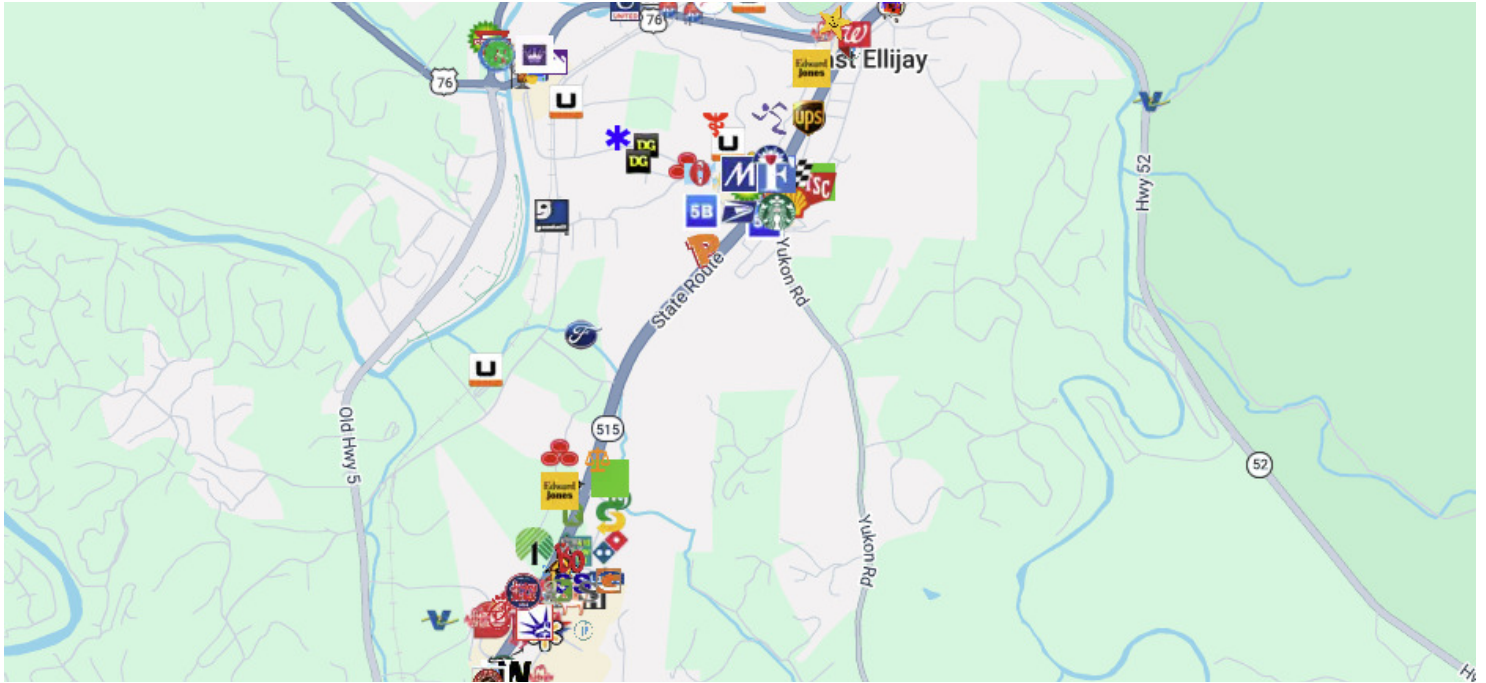
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	2024	2025	Pro Forma 2026 **
Pro Forma Rent	\$ 296,388	\$ 303,616	\$ 310,870
Total Operating Expenses *	\$ 148,601	\$ 147,898	\$ 142,402
Net Operating Income	\$ 147,787	\$ 155,718	\$ 168,468
Other Expenses:			
Interest/Fees - Loan	\$ 64,394	\$ 102,904	\$ 86,870
Mgt Fees	\$ 12,670	\$ 11,395	\$ 11,652
Professional Fees	\$ 1,027	\$ 22,078	\$ -
* Not including interest/mgt fees & extraordinary Professional Fees in 24/25			
** Pro Forma 26 annualized off of Jan - May. Included \$21.5K for 2026 estimated taxes			
*** Lease has 2.5% annual escalations on Rent			

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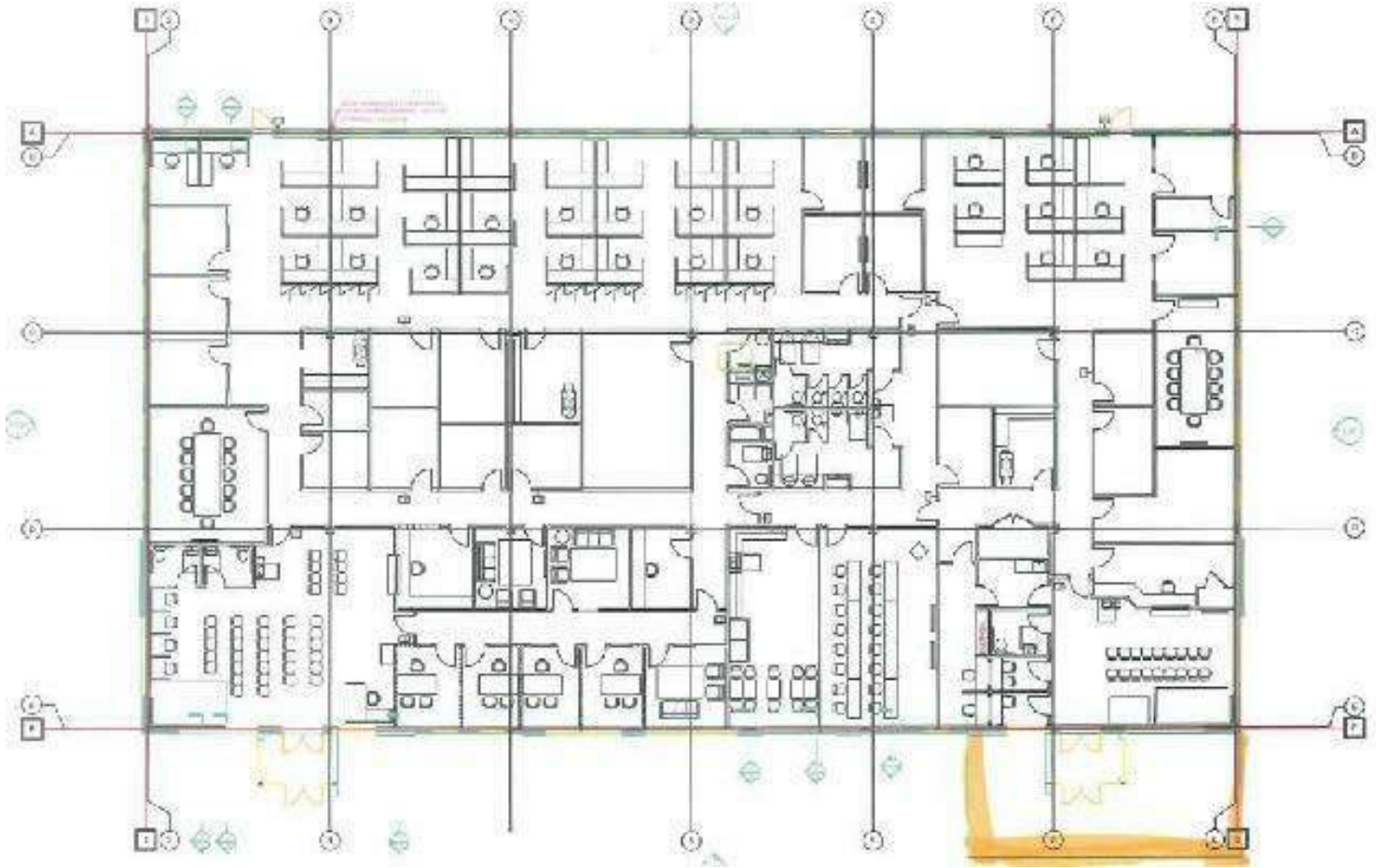
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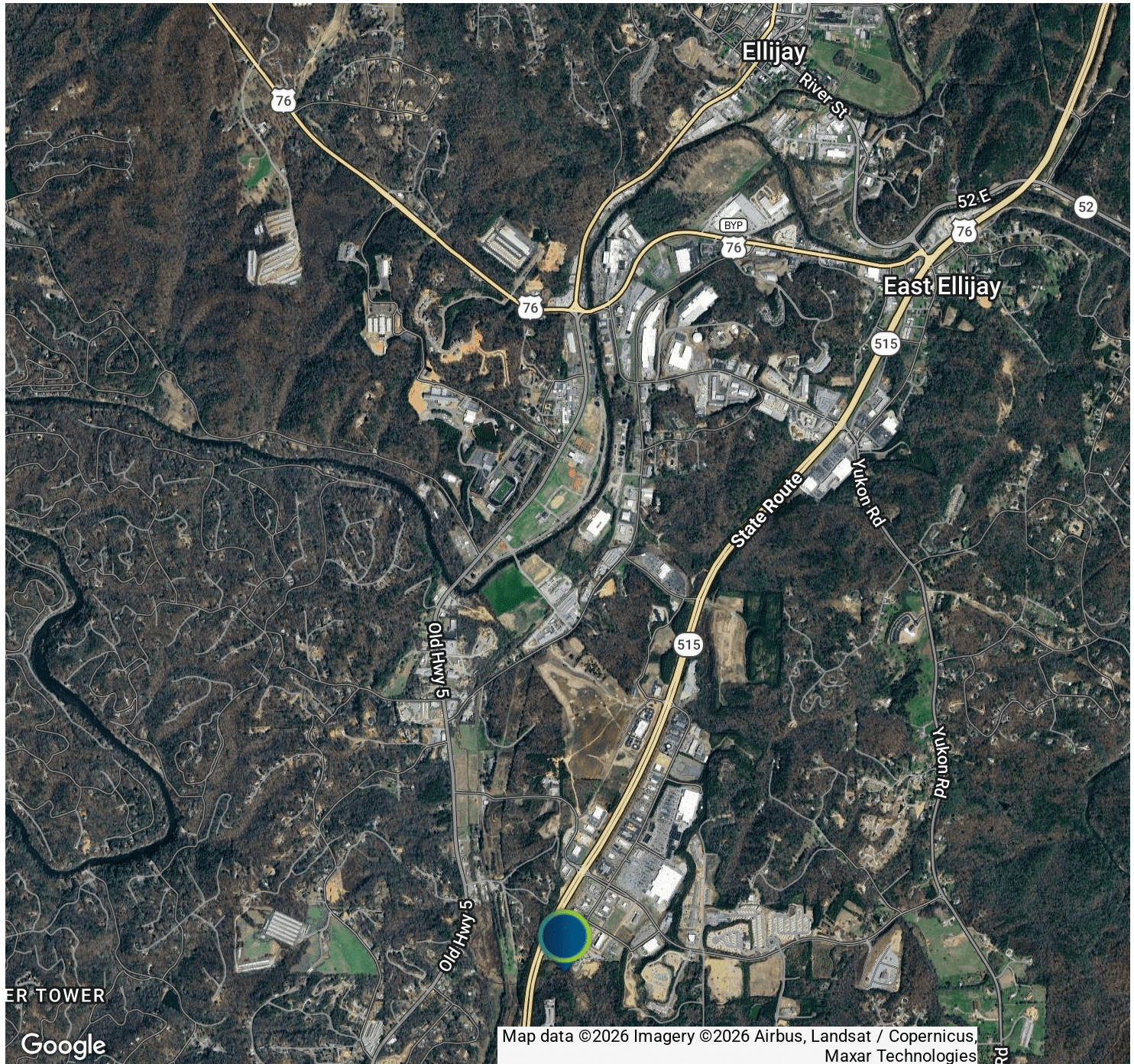
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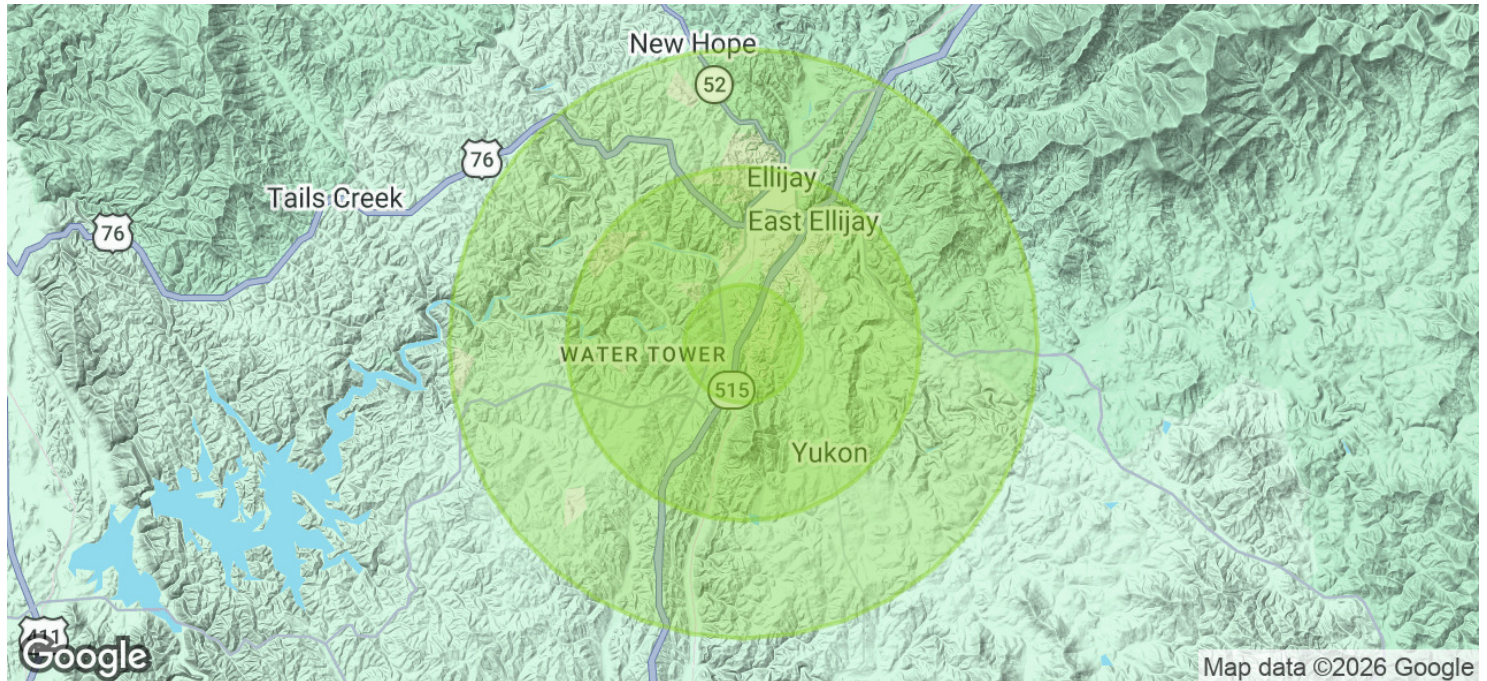
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Population	1 Mile	3 Miles	5 Miles
Total Population	983	8,426	17,663
Average Age	45	44	44
Average Age (Male)	44	43	43
Average Age (Female)	46	45	45

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	365	3,229	6,925
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$93,662	\$89,589	\$86,628
Average House Value	\$265,882	\$280,116	\$295,095

2020 American Community Survey (ACS)

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