



CANDLER

REAL ESTATE

4327 Mundy Mill Rd | Oakwood, GA 30566
Office Building For Sale - PRICE REDUCED

DON GRIMSLEY

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

Local Understanding
+ Industry Expertise

Office Building for Sale - REDUCED

4327 Mundy Mill Rd, Oakwood, GA 30566



Property Description

REDUCED from \$970,000 to \$945,000!

Investment or End User Opportunity with Upside | Oakwood, GA

4327 Mundy Mill Road presents a unique opportunity to acquire a well-located $\pm 6,000$ SF office building in the growing Oakwood, Georgia market. With the recent vacancy of the lower-level space, the property is now well-suited for an owner-user seeking immediate occupancy, while still offering strong investment potential through lease-up opportunities and future income growth.

Strategically positioned near the signalized intersection of Mundy Mill Road and McEver Road, the property benefits from excellent visibility and accessibility along one of Hall County's busiest commercial corridors. The building is located approximately three miles from I-985, providing convenient access to Gainesville, Flowery Branch, and the broader Northeast Georgia region.

The upper level remains occupied, providing income to help offset ownership costs, while the vacant lower level offers flexibility for an owner-user, professional office occupant, or investor seeking to reposition and lease the space. The surrounding area continues to experience strong residential and commercial growth, supporting long-term demand for office and service-oriented businesses.

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Property Highlights

- Investment or End-User Opportunity
- Top floor is fully occupied with individual office suite leases. Downstairs is vacant to be used by buyer or leased
- ±6,000 SF office building
- Approx. 9+% pro forma cap rate
- One-year leases with below-market rents
- Significant upside through rental rate increases
- Prime location near Mundy Mill Rd & McEver Rd
- Approximately 3 miles from I-985

Offering Summary

Sale Price:	Reduced from \$970,00 to \$945,000
Lot Size:	0.47 Acres
Building Size:	6,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,389	12,253	24,243
Total Population	6,405	34,793	68,683
Average HH Income	\$91,578	\$89,369	\$89,291

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Office Building for Sale

Pro Forma Financials

Pro Forma Profit and Loss		
Annual Rental Income	\$	108,000
Estimated Annual Utilities	\$	4,800
Building Insurance	\$	2,100
Hall Co Property Taxes	\$	7,227
Oakwood Property Taxes	\$	1,251
Expenses	\$	15,378
NOI	\$	92,622
Estimated Cap Rate		9.80%

4327 Mundy Mill Road; Oakwood, GA Pro Forma P&L		
Rent Roll		
Space	Monthly Rental	Lease Termination
Entire 1st Floor	\$ 3,500	
E	\$ 500	1/22/27
J	\$ 500	9/30/26
K	\$ 500	12/31/26
L	\$ 500	9/23/26
N	\$ 500	1/28/27
M	\$ 500	1/1/27
O	\$ 500	9/30/26
P	\$ 500	9/14/26
Q	\$ 500	3/14/27
R	\$ 500	1/28/27
S	\$ 500	1/5/27
Total	\$ 9,000	

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Office Building for Sale

Estimated Financials

Estimated Profit and Loss		
Annual Rental Income	\$	64,800
Estimated Annual Utilities	\$	4,800
Building Insurance	\$	2,100
Hall Co Property Taxes	\$	7,227
Oakwood Property Taxes	\$	1,251
Expenses	\$	15,378
NOI	\$	49,422
Estimated Cap Rate		5.23%

4327 Mundy Mill Road; Oakwood, GA P&L		
Rent Roll		
Space	Monthly Rental	Lease Termination
Entire 1st Floor	\$ -	
E	\$ 500	1/22/27
J	\$ 450	9/30/26
K	\$ 500	12/31/26
L	\$ 500	9/23/26
N	\$ 500	1/28/27
M	\$ 500	1/1/27
O	\$ 450	9/30/26
P	\$ 500	9/14/26
Q	\$ 500	3/14/27
R	\$ 500	1/28/27
S	\$ 500	1/5/27
Total	\$ 5,400	

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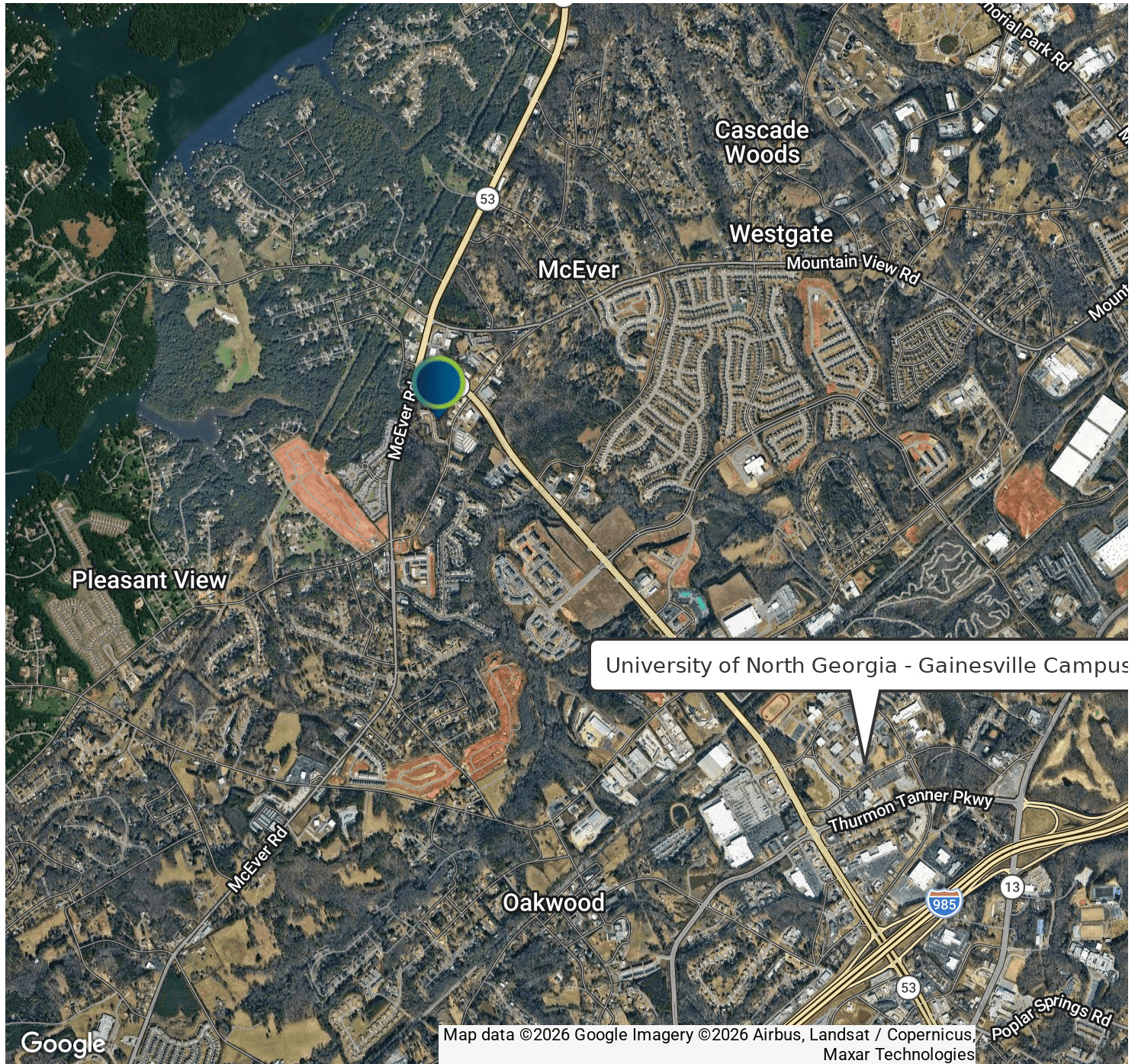
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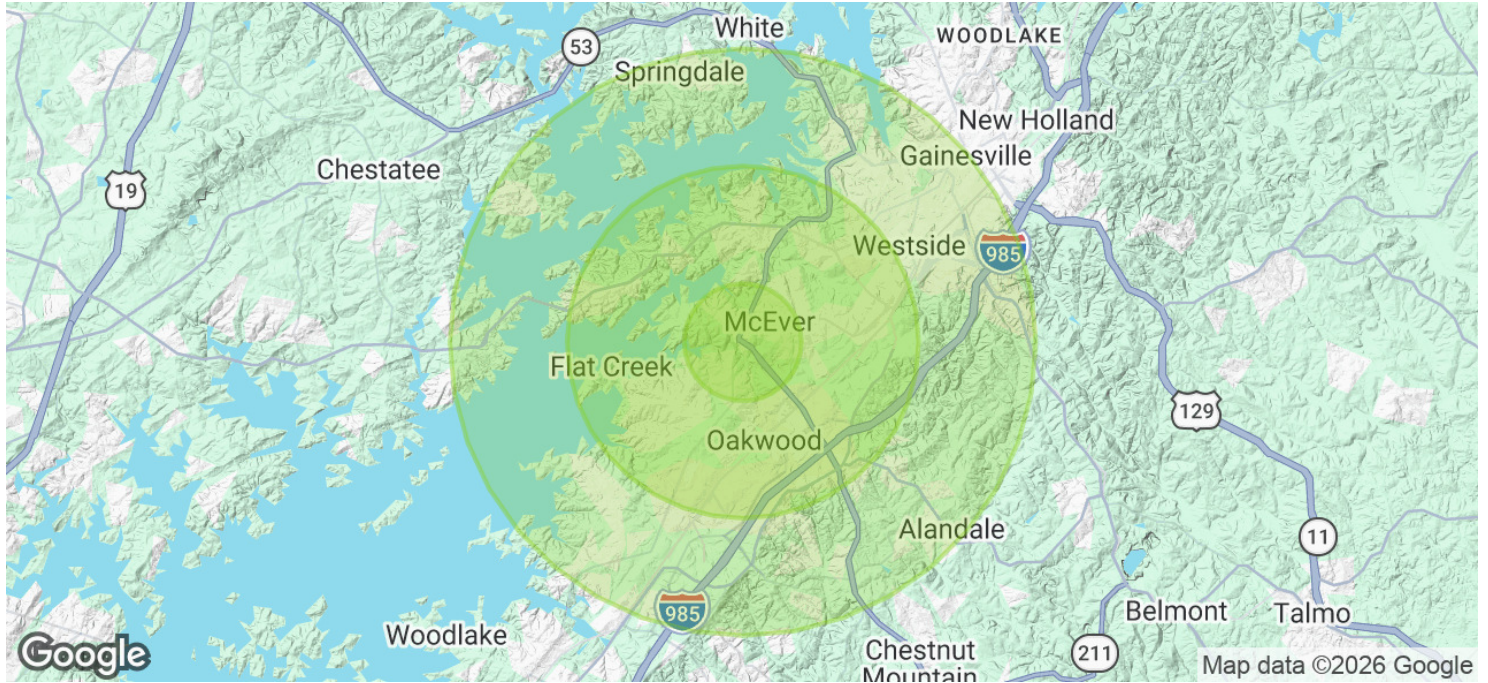
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,405	34,793	68,683
Average Age	39	39	38
Average Age (Male)	38	37	37
Average Age (Female)	41	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,389	12,253	24,243
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$91,578	\$89,369	\$89,291
Average House Value	\$412,129	\$377,310	\$383,621

2020 American Community Survey (ACS)

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