

FOR SALE: 3030 McEver Road Building 2 Gainesville, GA 30504



This income-producing Commercial property, located at 3030 McEver Road, Building 2 in Gainesville, Georgia, presents a rare opportunity to acquire a fully leased 8,000+/- square-foot office building sitting on 0.55 acres, zoned NB. The building, constructed in 2002, is occupied by 5 reliable, low-maintenance tenants operating under strong, well-structured leases that provide stable and predictable cash flow. Offered at \$1.4 million, the asset delivers a 5.70% cap rate for 2025, with a projected 7.18% pro forma cap rate for 2026 as scheduled rental escalations and new leases take effect. With its strategic location, solid tenant mix, and minimal management demands, this property represents an exceptional low-risk, high-quality investment within one of North Georgia's fastest-growing commercial corridors.

**THE MARY MOELLER & BRYANT GREEN TEAM
BERKSHIRE HATHAWAY**

Mary.Moeller@bhhsgeorgia.com and BryantGreenTeam@yahoo.com

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GEORGIA PROPERTIES
COMMERCIAL
770-536-3007



Bryant Green
770-597-5711
BryantGreenTeam@yahoo.com



Mary Moeller
970-518-3128
Mary.Moeller@bhhsgeorgia.com

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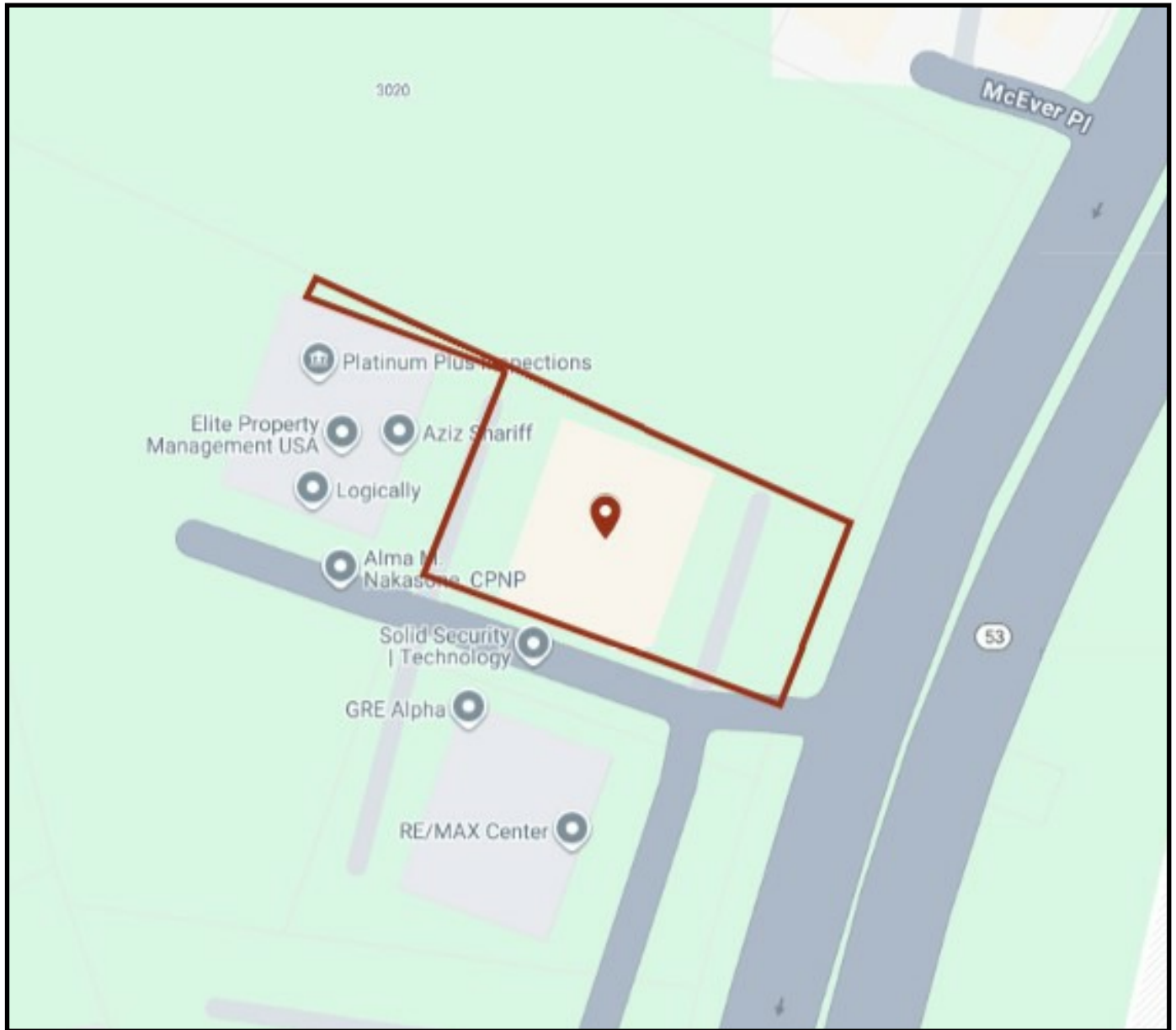


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The map shows the location of 3030 McEver Road in Gainesville, GA. Callouts include:

- Brenau University**: Located in the north-northeast, near Wilshire Trails and Gainesville Square.
- Northeast Georgia Medical Center, Inc.**: Located in the northeast, near the intersection of I-95 and I-85.
- Lee Gilmer Memorial Airport**: Located in the east, near I-95 and I-85.
- Elachee Nature Science Center**: Located in the south, near I-95 and I-85.
- Chicopee Woods**: Located in the southwest, near I-95 and I-85.

Other landmarks on the map include Walmart Supercenter, Target, Golden Corral Buffet & Grill, Atlanta Hwy Seafood Mark, and various parks and schools.

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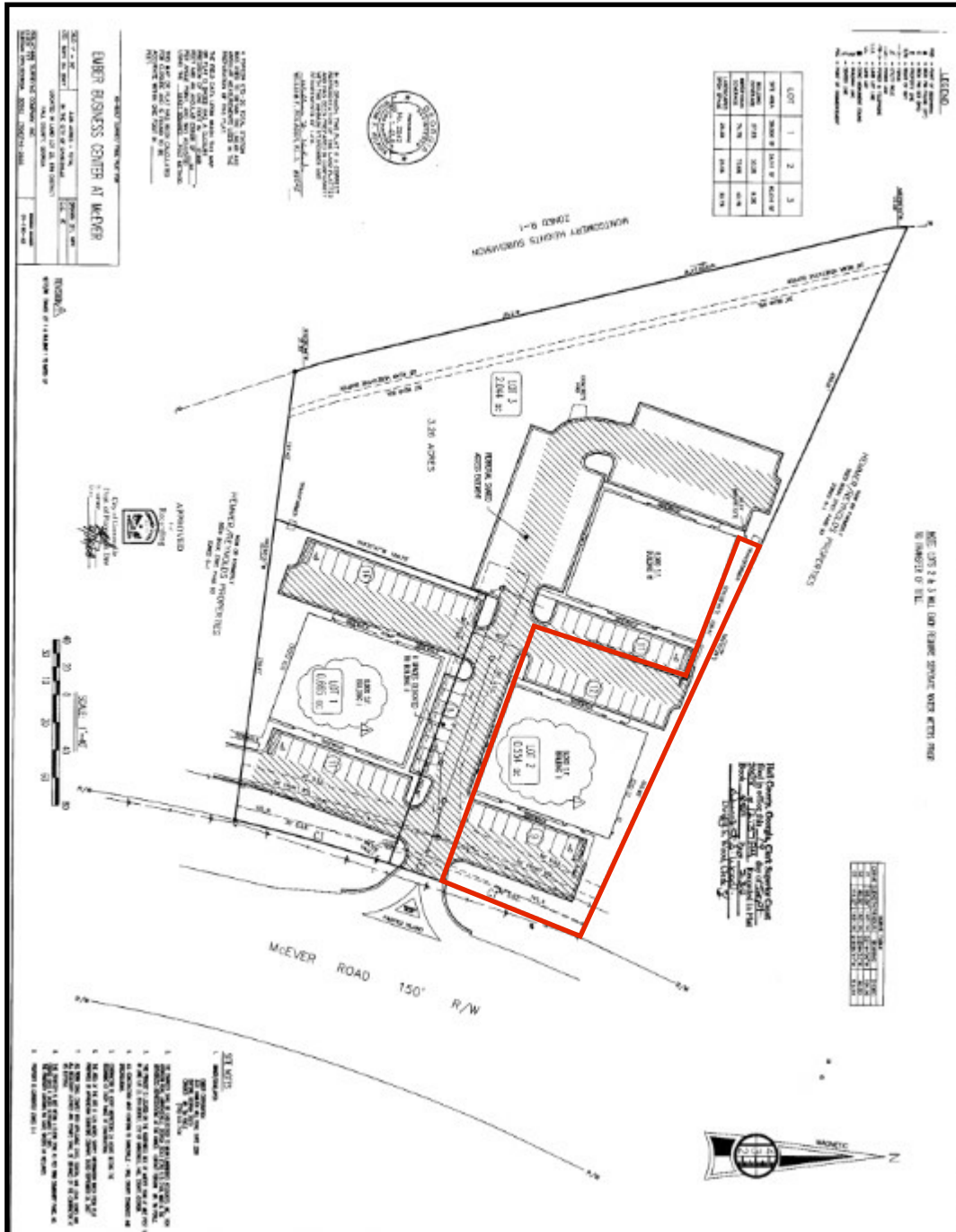


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2025 Profit & Loss Summary

Income

Rental Income	\$107,826
Total Income	\$107,826

Operating Expenses

Bank Fees	\$163
Electric	\$2,948
Garbage	\$1,279
Insurance	\$6,254
Landscaping	\$2,450
Pest Control	\$400
Repairs & Maintenance	\$2,081
Property Taxes	\$11,798
Water	\$570
Total Operating Expenses	\$27,943

Net Operating Income (NOI): \$79,883

Cap Rate: ~5.7%

The cap rate is based on an estimated NOI of approximately \$79,883. One-time renovation and non-operating expenses have been excluded from this calculation.

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2025 Rent Roll (Detailed)

Tenant	Suite	Lease Period	Monthly Rent	Months	Total 2025
Edward Jones	200	01/01/25–08/31/25	\$1,325	8	\$10,600
Edward Jones	200	09/01/25–12/31/25	\$1,375	4	\$5,500
A Better Way Recovery	210	01/01/25–08/31/25	\$2,250	8	\$18,000
A Better Way Recovery	210	09/01/25–12/31/25	\$2,317.50	4	\$9,270
Fused Dance	305	01/01/25–02/28/25	\$1,138	2	\$2,276
Fused Dance	305	03/01/25–12/31/25	\$1,338	10	\$13,380
Baza & Brito	205	01/01/25–12/31/25	\$1,400	12	\$16,800
Remax	220	01/01/25–08/31/25	\$2,500	8	\$20,000
Seguros Shaddai	220	10/01/25–12/31/25	\$4,000	3	\$12,000
TOTAL					\$107,826

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PRO FORMA PROFIT & LOSS STATEMENT (2026)

Income

Projected Rental Income: \$128,487.12
Total Income: \$128,487.12

Operating Expenses

Bank Fees: \$163.00
Electric: \$2,948.00
Garbage: \$1,279.00
Insurance: \$6,254.00
Landscaping: \$2,450.00
Pest Control: \$400.00
Repairs & Maintenance: \$2,081.00
Property Taxes: \$11,798.00
Water: \$570.00
Total Operating Expenses: \$27,943.00

Net Operating Income (NOI): \$100,544.12

Cap Rate (Based on \$1,400,000): 7.18%

This pro forma statement reflects projected 2026 income based on current leases and scheduled rent increases. Operating expenses are based on historical performance. All figures are estimates and should be independently verified by Buyer.

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PRO FORMA RENT ROLL (2026)

Projected based on in-place leases, tenant transitions, and scheduled rent increases

Suite 200 – Edward Jones

Lease Term: 7/14/2003 – 8/31/2028

Jan–Aug 2026: \$1,375/month

Sept–Dec 2026: \$1,425/month

Total 2026: \$16,700

Suite 205 – Tenant Transition

Lease Term (Ebb and Flow Yoga): 4/1/2026 – 3/31/2028

Baza Ambrifo Solutions occupied through March 31, 2026 at \$1,400/month

Ebb and Flow Yoga assumed tenancy April 1, 2026 at \$1,400/month

Total 2026: \$16,800

Suite 305 – Tenant Transition

Lease Term (Made For More Ministries): 4/1/2026 – 3/31/2029

Fused Dance Studio occupied Jan–Feb 2026 at \$1,338/month

March 2026 rent increased to \$1,538/month

Made for More Ministries assumed tenancy April 1, 2026 at \$1,500/month

Total 2026: \$17,714

Suite 210 – A Better Way Recovery

Lease Term: 9/1/2024 – 8/31/2026

Jan–Aug 2026: \$2,317.50/month

Sept–Dec 2026: \$2,387.03/month

Total 2026: \$28,088.12

Suite 220 – Seguros Shaddai

Lease Term: 10/1/2025 – 9/30/2028

Jan–Sept 2026: \$4,000/month

Oct–Dec 2026: \$4,395/month

Total 2026: \$49,185

Total Projected Gross Income (2026): \$128,487.12

This rent roll reflects projected 2026 income based on current leases, tenant turnover, and scheduled rent increases. Tenant transitions and lease assumptions are noted where applicable. All figures are provided for informational purposes only and should be independently verified by Buyer.

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