

Medical Office/Surgery Center Dahlonega, GA

70 Ansley Drive, Dahlonega, GA 30533

MEDICAL OFFICE BUILDING FOR SALE



CJ Harman
706-594-2456
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Norton Commercial Acreage Group is proud to present this 6,395 SF fully equipped medical office/surgery center for sale in Dahlonega, Ga. The office was home to a largely successful orthopedic group for more than 25 years and is the only practice of it's kind in the general area. The office consists of a front office hub with 8+ stations, 5 exam rooms, 3 executive/provider offices, MRI area, X-ray room, Operating room, Pre/Post Op area with 4 beds, several storage/sterilization closets, and a large waiting area. The office is only minutes from the University of North Georgia, the new Northeast Georgia Hospital in Dahlonega, and within 30 minutes of Northside Forsyth in Cumming and Northeast Georgia Medical Center in Gainesville. This is an incredible opportunity to purchase a near turn key medical office/surgery center as the medical community of North Georgia grows exponentially.

LOCATION DESCRIPTION

The subject property is located just off Historic Downtown Dahlonega, Ga. From the front door of the property you are less than 10 minutes from GA 400, 20 minutes from Gainesville, 30 minutes from Cumming, and only an hour from Atlanta!

OFFERING SUMMARY

Sale Price:	\$1,225,000
Lot Size:	1 Acre
Building Size:	6,395 SF
Parking spaces:	30+ Spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	538	3,125	6,775
Total Population	1,486	8,481	17,321
Average HH Income	\$34,224	\$59,945	\$67,258

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AERIAL PHOTOS



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OFFICE PHOTOS



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OFFICE PHOTOS



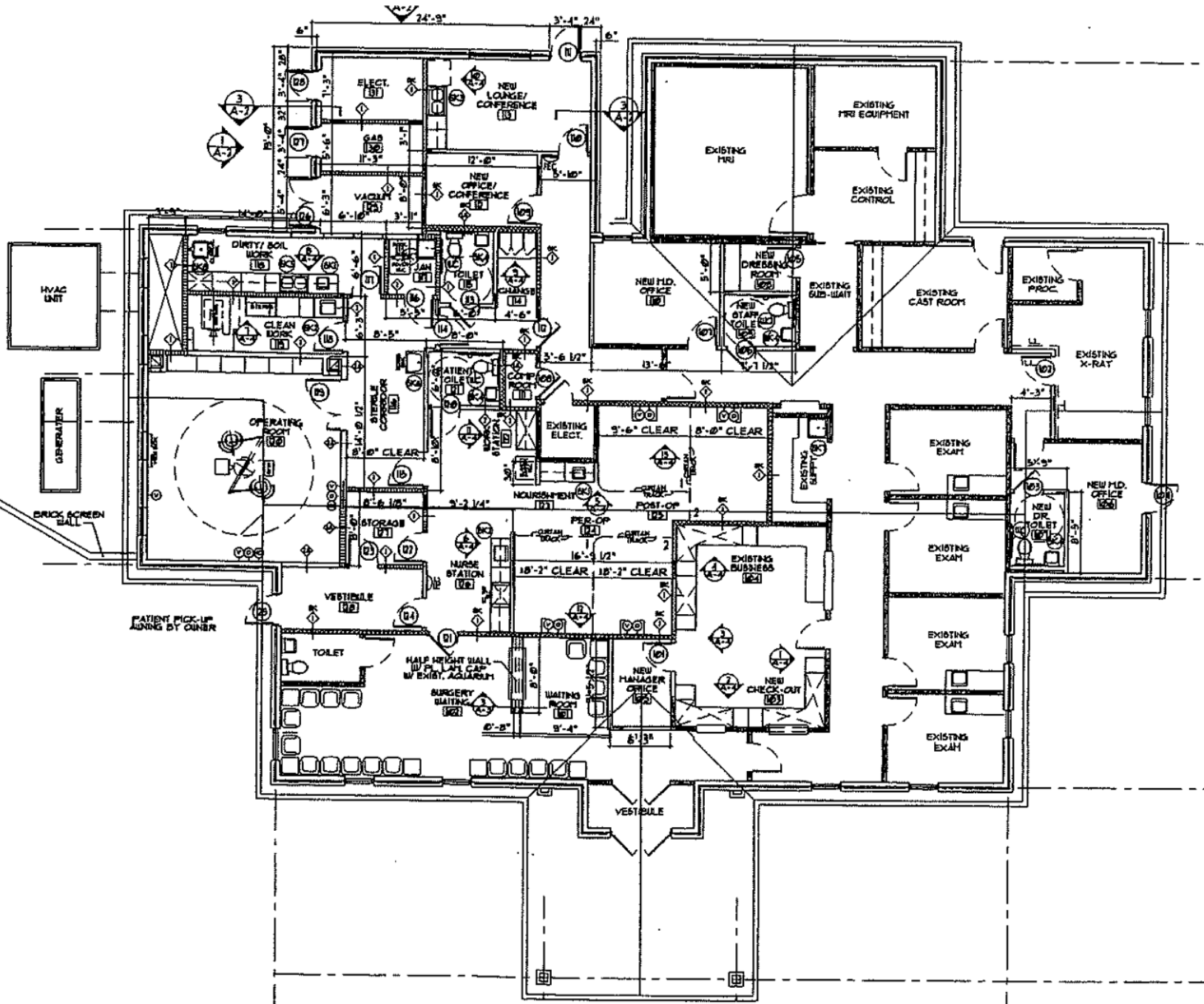
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OFFICE FLOOR PLAN



2 LAYOUT FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"



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OFFICE INVENTORY LIST

Surgery Center (NOSC) Assets

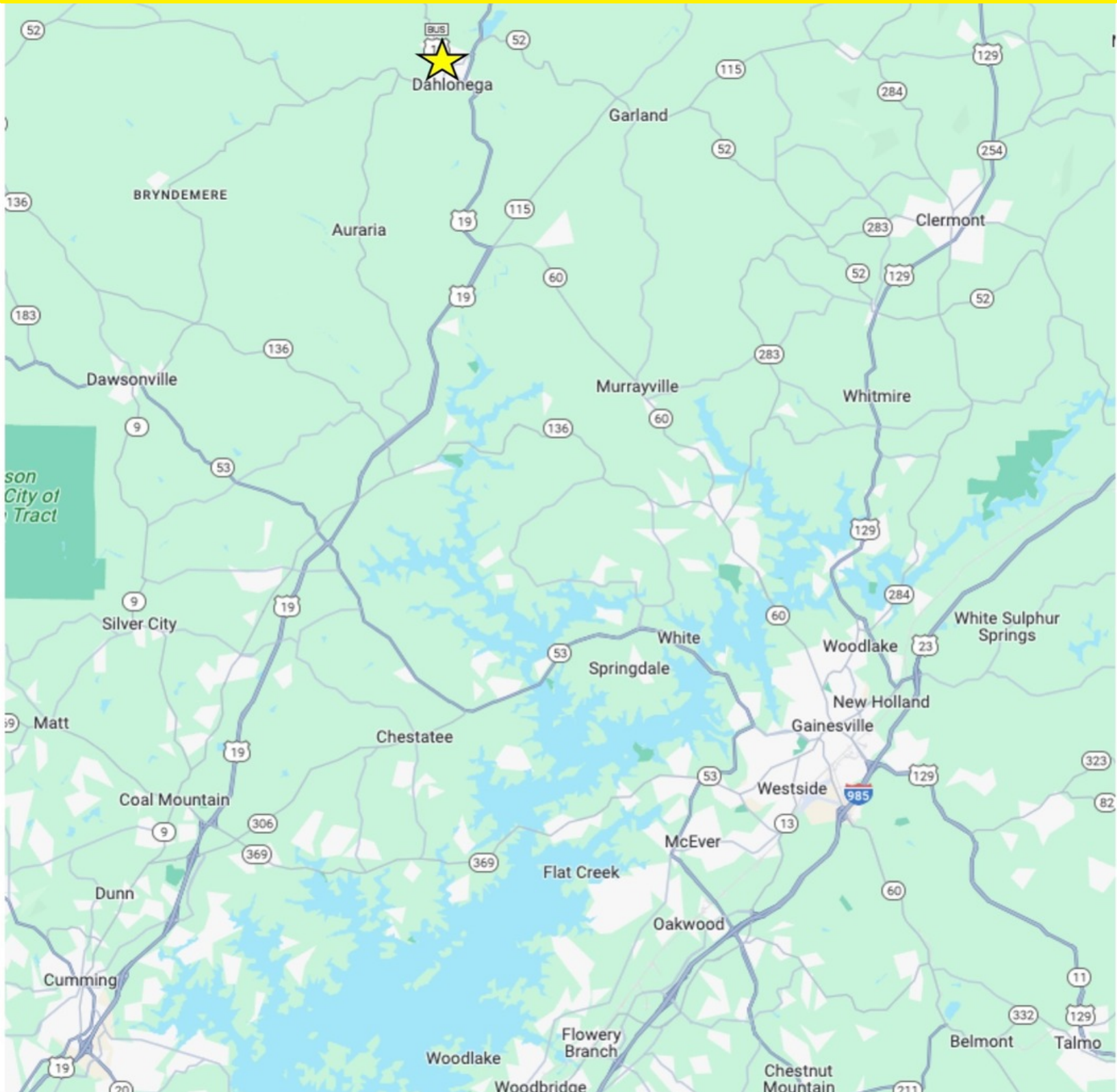
Location	Description	Quantity	Manufacturer	Model	Comments/Purchase Price	Total New Value	Current FMV	Totals	
OR and Clean Utility	Battery Charger	1	Stryker	System 6	500	\$ 500.00	\$ 150		
	Sterilizer	1	Amsco	Stage 3	29,500	\$ 29,500.00	\$ 5,000		
	ESU	1	ValleyLab	Force 2	3750	\$ 3,750.00	\$ 1,125		
	X-Ray View Box	1	Star X-Ray	PH952	100	\$ 100.00	\$ 30		
	Ultrasound Machine	1			3 years old	\$ 5,000.00	\$ 4,000		
	Tourniquet	1	Zimmer	A.T.S. 1500	3500	\$ 3,500.00	\$ 1,050		
	Patient Monitor/Agent/CO2	1	Mindray	PM9000 Express	9000	\$ 9,000.00	\$ 2,700		
	Camera	1	Conmed	Smart OR	1300	\$ 1,300.00	\$ 390		
	Xenon Light Source and Stand	1	Conmed	Smart OR	2000	\$ 2,000.00	\$ 600		
	Instrument Driver	1	Conmed	D4000	500	\$ 500.00	\$ 150		
	Printer	1	Sony	UP-55MD	200	\$ 200.00	\$ 60		
	Monitor	1	Nat'l Display Sys.	N/A	800	\$ 800.00	\$ 240		
	Printer	1	Sony	UP960	200	\$ 200.00	\$ 60		
	Monitor	1	Samsung	N/A	200	\$ 200.00	\$ 60		
	Stereo Receiver	1	Sherwood	N/A	100	\$ 100.00	\$ 30		
	Pump	1	Conmed	10K	1000	\$ 1,000.00	\$ 300		
	C-Arm	1	GE	OEC	100,000	\$ 100,000.00	\$ 25,000		
	OR Light	1	Amsco	N/A	9500	\$ 9,500.00	\$ 4,000		
	Power Cube	2	RPI	N/A	2x20	\$ 40.00	\$ 12		
	Dehumidifier	1	Whynter	RPD-302W	100	\$ 100.00	\$ 30		
	Camera	1	Conmed	im4000	2000	\$ 2,000.00	\$ 600		
	Metal Cabinet	1			250	\$ 250.00	\$ 75		
	Large Metal Rolling Tables (2) and Cart (1)	2			600 total	\$ 600.00	\$ 180		
	Large Armboard	1			588	\$ 588.00	\$ 176		
	Finger Traps and Attachments	1			325	\$ 325.00	\$ 98		
	Patient Roller	1			176	\$ 176.00	\$ 53		
	Sockets	3			3x100	\$ 300.00	\$ 90		
Anesthesia Machine	1	Ohmeda	Excel 210X1	12,000	\$ 12,000.00	\$ 4,000			
OR Total						\$ 183,529.00		\$ 50,259	
Pre/Post Op/Utility	IV Poles	2			2x 1050	2100	\$ 630		
	IV Poles	2			2 x 98	200	\$ 60		
	Mayo Stand	2			2x200	400	\$ 150		
	TVs	3	Various	N/A	200x3	600	\$ 180		
	Surgical Clipper	3	Medline	N/A	35x3	105	\$ 32		
	Patient Monitor	3	Mindray	PM-8000E	3295 total	3295	\$ 989		
	Patient Warmer	1	Arizant Healthcare	500	750	750	\$ 225		
	Ultrasound	1	GE	Logiq Book XP	Leased		\$ -		
	Surgical Clipper	1	Medline	N/A	35x2	70	\$ 21		
	EKG Machine	1	Bionet	CardioTouch 3000	2250	2250	\$ 675		
	Defibrillator	1	HP	Codemaster	2250	2250	\$ 675		
	Aspirator	1	Ohio Medical	Care-E-Vac	850	850	\$ 255		
	Warming Cabinet	1	MAC Medical	N/A	4450	4450	\$ 1,335		
	Icemaker	1	Follett	N/A	3750	3750	\$ 1,125		
	Stretchers	4	MAC Medical		4x1665 new	6660	\$ 1,998		
	Pre-Op and PACU chairs	2			2 x 500	1000	\$ 300		
	Black Chairs	2			2 x 45	90	\$ 27		
	Stools	3			3x120	660	\$ 198		
	Over-bed tables	2			2 x 100	200	\$ 60		
	Rolling Carts (with drawers)	3			3 x 1500	4500	\$ 1,350		
	Filing Cabinets - 3 drawer	2			3x250	750	\$ 225		
	Storage Shelves (metal, cubes, cabinets)	12			Misc in OR and PACU -total 1000	100	\$ 30		
	Task Chairs	4			4 @ 50	200	\$ 60		
	Small Desk	1				100	\$ 30		
	Wheel Chairs	3			3 @ avg 225	675	\$ 203		
	Blood Glucose Monitor		Optimize EZ		150	150	\$ 45		
	Narcotics Box	1				275	\$ 83		
	Trash Cans	6			120	120	\$ 36		
	Refrigerator	2	GE	N/A	400x2	800	\$ 240		
	Battery Charger	1	Stryker	System 4.	500	500	\$ 150		
	Beech Chair	1	Magnetic	N/A	3996	3996	\$ 1,199		
	Pre/Post Op/Utility Total						\$ 41,846.00		\$ 12,584
	Total Equipment - FMV Price								\$ 62,843
Total Equipment - Purchase Price								\$ 225,375.00	



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CORRIDOR MAP



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Executive Summary

Hoschild David P MD
Rings: 1, 3, 10 mile radii

Prepared by Esri
Latitude: 34.52394
Longitude: -83.97780

	1 mile	3 miles	10 miles
Population			
2010 Population	3,006	8,280	42,821
2020 Population	3,732	10,526	47,522
2023 Population	3,754	10,462	48,825
2028 Population	3,730	10,377	49,869
2010-2020 Annual Rate	2.19%	2.43%	1.05%
2020-2023 Annual Rate	0.18%	-0.19%	0.84%
2023-2028 Annual Rate	-0.13%	-0.16%	0.42%
2023 Male Population	47.4%	48.1%	49.6%
2023 Female Population	52.6%	51.9%	50.4%
2023 Median Age	22.4	24.3	38.7

In the identified area, the current year population is 48,825. In 2020, the Census count in the area was 47,522. The rate of change since 2020 was 0.84% annually. The five-year projection for the population in the area is 49,869 representing a change of 0.42% annually from 2023 to 2028. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 38.7, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	82.5%	85.3%	87.5%
2023 Black Alone	3.6%	2.8%	1.3%
2023 American Indian/Alaska Native Alone	0.6%	0.6%	0.5%
2023 Asian Alone	2.1%	1.6%	0.8%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	3.2%	2.7%	2.8%
2023 Two or More Races	8.0%	7.0%	7.0%
2023 Hispanic Origin (Any Race)	9.6%	7.9%	6.5%

Persons of Hispanic origin represent 6.5% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 32.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	47	69	86
2010 Households	428	2,760	15,753
2020 Households	434	2,818	16,954
2023 Households	442	2,825	17,506
2028 Households	444	2,807	18,009
2010-2020 Annual Rate	0.14%	0.21%	0.74%
2020-2023 Annual Rate	0.56%	0.08%	0.99%
2023-2028 Annual Rate	0.09%	-0.13%	0.57%
2023 Average Household Size	3.82	2.34	2.56

The household count in this area has changed from 16,954 in 2020 to 17,506 in the current year, a change of 0.99% annually. The five-year projection of households is 18,009, a change of 0.57% annually from the current year total. Average household size is currently 2.56, compared to 2.56 in the year 2020. The number of families in the current year is 12,234 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



Executive Summary

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Rings: 1, 3, 10 mile radii

Prepared by Esri
Latitude: 34.52394
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	1 mile	3 miles	10 miles
Mortgage Income			
2023 Percent of Income for Mortgage	40.3%	30.6%	24.4%
Median Household Income			
2023 Median Household Income	\$36,218	\$62,052	\$70,856
2028 Median Household Income	\$40,980	\$67,082	\$78,966
2023-2028 Annual Rate	2.50%	1.57%	2.19%
Average Household Income			
2023 Average Household Income	\$65,004	\$83,058	\$93,419
2028 Average Household Income	\$69,256	\$90,087	\$105,377
2023-2028 Annual Rate	1.28%	1.64%	2.44%
Per Capita Income			
2023 Per Capita Income	\$15,344	\$24,925	\$33,909
2028 Per Capita Income	\$16,201	\$26,887	\$38,413
2023-2028 Annual Rate	1.09%	1.53%	2.53%
GINI Index			
2023 Gini Index	47.1	43.7	40.1

Households by Income

Current median household income is \$70,856 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$78,966 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$93,419 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$105,377 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,909 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,413 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	62	81	102
2010 Total Housing Units	514	3,261	18,760
2010 Owner Occupied Housing Units	170	1,510	11,549
2010 Renter Occupied Housing Units	258	1,249	4,204
2010 Vacant Housing Units	86	501	3,007
2020 Total Housing Units	491	3,160	18,826
2020 Vacant Housing Units	57	342	1,872
2023 Total Housing Units	498	3,168	19,346
2023 Owner Occupied Housing Units	167	1,542	13,491
2023 Renter Occupied Housing Units	275	1,283	4,015
2023 Vacant Housing Units	56	343	1,840
2028 Total Housing Units	499	3,179	19,816
2028 Owner Occupied Housing Units	168	1,555	14,027
2028 Renter Occupied Housing Units	277	1,252	3,982
2028 Vacant Housing Units	55	372	1,807
Socioeconomic Status Index			
2023 Socioeconomic Status Index	53.3	52.0	51.6

Currently, 69.7% of the 19,346 housing units in the area are owner occupied; 20.8%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 18,826 housing units in the area and 9.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.84%. Median home value in the area is \$287,776, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.24% annually to \$306,090.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.