

# FOR SALE - Three Buildings

5176 Highway 22

Sparta, GA 31087



- LOT SIZE:** 8.5 Acres
- BUILDINGS:** Convenience Store: 1,300 SF Former Rest: 1,820 SF Motel: 1,800 SF
- YEAR BUILT:** Convenience Store: 1960 Former Rest: 1960 Motel: 2002
- TRAFFIC COUNT:** 3,440 coming from Highway 22
- UTILITIES:** County water and septic
- ZONING:** Located in the county
- PARKING:** Gravel and ample
- TAXES:** \$1,795.00
- NEIGHBORS:** Dollar General
- NOTES:**
- Located on Highway 22
  - Fixer Upper
  - 17 miles to downtown Milledgeville
  - 6 miles to downtown Sparta
  - Seller will consider a long-term lease and possible owner financing with a substantial down payment.

**BRING  
OFFER!**

**REDUCED PRICE: \$325,000**  
**~~SALE PRICE: \$399,000~~**

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## AERIAL & DEMOS



2022 Demos	1 Mile	3 Mile	5 Mile
Population	137	618	1,433
Median Age	56.0	56.0	50.8
Avg. HHI	\$66,866	\$66,866	\$59,993

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