FOR SALE - Three Buildings 5176 Highway 22 Sparta, GA 31087





LOT SIZE: **BUILDINGS:** YEAR BUILT: **TRAFFIC COUNT:** UTILITIES: ZONING: PARKING: TAXES: **NEIGHBORS:** NOTES:

8.5 Acres

Convenience Store: 1,300 SF Former Rest: 1,820 SF Motel: 1,800 SF Convenience Store: 1960 Former Rest: 1960 Motel: 2002 3,440 coming from Highway 22 County water and septic

- Located in the county
- Gravel and ample

\$1,795.00

- **Dollar General**
 - 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.

REDUCED PRICE: \$325,000

Trip Wilhoit, CCIM, ALC 478-746-9421 (O) 478-960-4080 (C) trip@fickling.com

Jim Fain 478-997-6400 (O) 478-363-2145 (C) jfain@fickling.com

Patty Burns, CCIM, ALC 478-746-9421 (O) 478-951-5100 (C) patty@fickling.com

georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015 This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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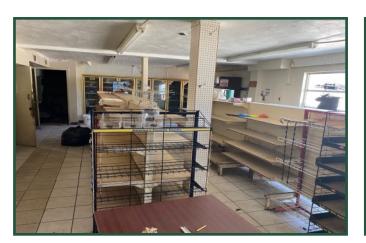














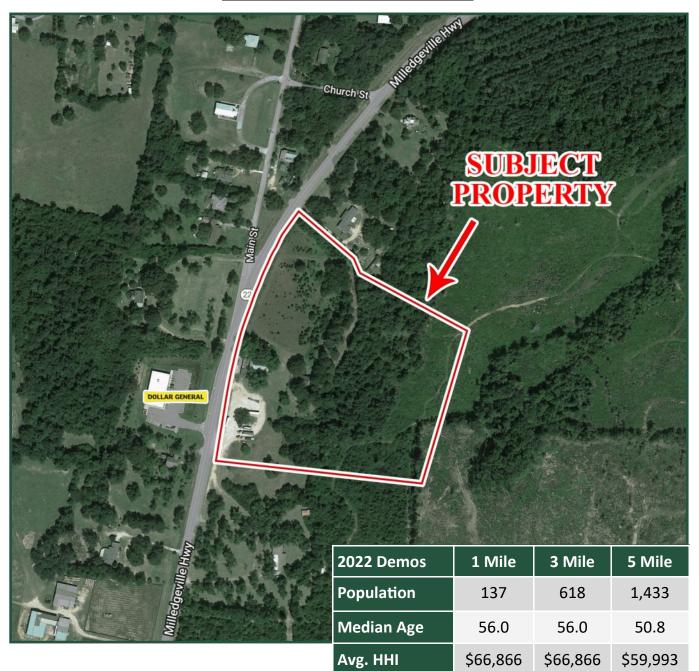
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AERIAL & DEMOS



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