

FOR SALE – 1,400± SF Retail/Professional Office
12739 Broad Street
Sparta, GA 31087



Summary

Area Info

Photos

Aerial



REDUCED PRICE: \$99,000 | SALE PRICE: \$129,000

CONTACT

Patty Burns, CCIM, ALC
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577 Mulberry St, Suite 1100
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PROPERTY INFORMATION

BUILDING

Property Address: 12739 Broad Street
Sparta, GA 31087

County: Hancock

Total Size: 1,400± SF

Ceiling Height: 10'

Utilities: All Available

Parking: Street Parking

Traffic Count: Broad Street – 8,420 VPD

Frontage: 25'± ft on Broad Street

SITE

Site Size: 0.14 Acres

Parcel ID: S003 045

Zoning: Commercial

Taxes: \$328.00 (City)

REDUCED PRICE: \$99,000
~~SALE PRICE: \$129,000~~

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	3,886	4,300	5,848
Avg HH Income	\$63,529	\$62,597	\$62,792
Median Age	47.6	47.4	49.1

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NOTES

Former Bumper to Bumper Auto Parts store, property has been completely renovated. Interior walls are exposed brick, building has large front windows and double front door. Ideal for professional office, retail, restaurant/coffee shop, yoga, art or photography studio, or bakery.

LOCATION

Located in Downtown Sparta, less than 30 minutes away from Milledgeville. Surrounding neighbors include USPS, Sparta City Hall, Hancock County Courthouse, Hancock County Clerk Superior, Bank or Hancock County, Washington EMC, Hamburg State Park, Ingram Brother's Funeral Home, Webster's Pharmacy, Hargo Snack Bar, Prince's Burgers, Wings, & Pizza, and many more restaurants, retailers, and government, medical, and professional offices.



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