

**For Sale – Three Buildings**  
**5176 Highway 22**  
**Sparta, GA 31087**



Summary

Area Info

Photos

Aerial



**BRING OFFERS!! | REDUCED PRICE: \$325,000 / ~~SALE PRICE: \$399,000~~**

**CONTACT**

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PROPERTY INFORMATION

BUILDING

**Property Address:** 5176 Highway 22  
Sparta, GA 31087

**County:** Hancock

**Total Size:** Convenience Store: 1,300 SF  
Former Rest: 1,820 SF  
Motel: 1,800 SF

**Year Built:** Convenience Store: 1960  
Former Rest: 1960  
Motel: 2002

**Parking:** Gravel & Ample

**Traffic Count:** Highway 22 – 4,003 VPD

**Taxes:** \$1,834.13 (Est. 2023)

SITE

**Site Size:** 8.5 Acres

**Parcel ID:** 073B 024

**Zoning:** Located in the county

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

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	131	481	1,174
Avg HH Income	\$65,880	\$65,880	\$60,108
Median Age	56.5	56.5	53.9

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## PROPERTY INFORMATION

### NOTES

Three existing buildings are included in the sale, consisting of a former convenience store (approximately 1,300 SF), a former restaurant (approximately 1,280 SF), and a motel building (approximately 1,800 SF). The convenience store and former restaurant were constructed in 1960, with the motel built in 2002. Utilities include county water and septic. The property is situated on approximately 8.5 acres along Highway 22, providing ample land for expansion, redevelopment, or alternative commercial uses. The site also features **15 RV spots with full hookups**, offering immediate potential for supplemental income or future RV park expansion.

### NOTES

The seller will consider a long-term lease and possible owner financing with a substantial down payment, creating flexibility for owner-users or investors.

### LOCATION

The property is conveniently located approximately 6 miles from Downtown Sparta and 17 miles from Downtown Milledgeville. Surrounding area uses include Dollar General, churches, municipal and service facilities, wineries, and other local commercial users, supporting a stable rural commercial corridor.

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Motel



Convenience Store



Former Rest



Tractor Trailer Parking



Interior Convenience Store



Interior Convenience Store

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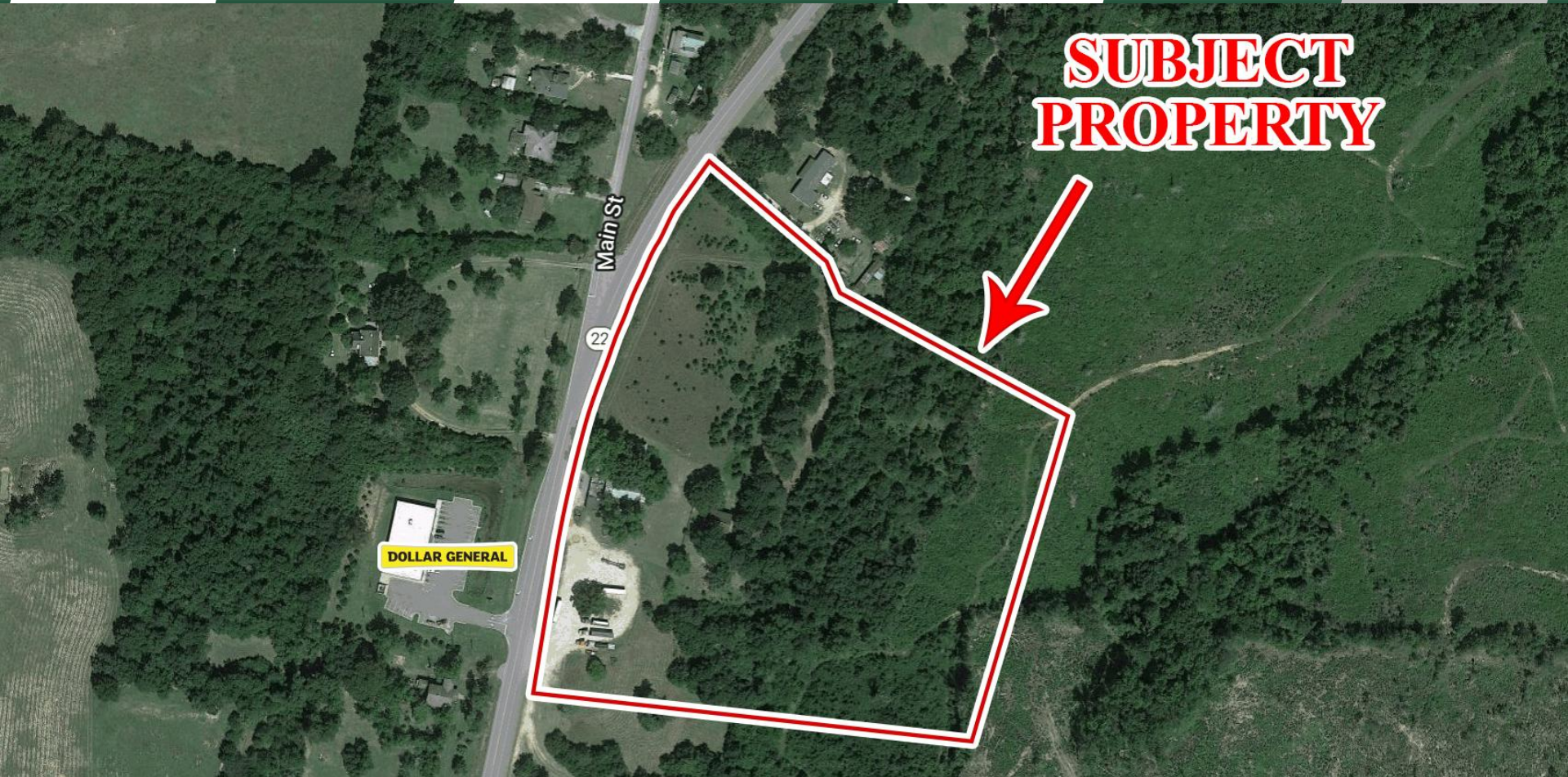


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