

Gas Station For Sale

0 Irwinton Road
Toombsboro, GA 31090



Summary

Area Info

Aerial



REDUCED PRICE: \$43,000.00

CONTACT

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577 Mulberry St, Suite 1100
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478.746.9421 Office
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PROPERTY INFORMATION

BUILDING

Property Address: 0 Irwinton Road
Toombsboro, GA 31090

County: Wilkinson

Year Built: 1959

Taxes: \$522 (2024 est.)

Total Size: 876 SF

Utilities: Water & Septic

Parking: On-site

Traffic Count: Irwinton Road - 1,280 VPD
Main Street - 1,740 VPD

SITE

Site Size: 0.24 Acres

Parcel ID: T05 040

REDUCED PRICE: \$43,000.00
~~SALE PRICE: \$70,000.00~~

Demographics 2024	3 Mile	5 Miles	10 Miles
Population	583	875	4,014
Avg HH Income	\$94,281	\$89,610	\$70,799
Median Age	47.8	47.1	42.7

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AREA INFORMATION

PROPERTY

This 876 SF gas station situated on a corner lot is now available! Property is a clean site with a No Further Action letter. Underground tanks have been removed. Ideal for use as a retail shop. This site is one of many properties that came to the market in Toomsboro for redevelopment. Ask us about Toomsboro, Georgia's "Redevelopment Opportunities and State Incentives".

LOCATION

Situated on the corner of Irwinton Road (Highway 57) and Main Street in Toomsboro. Nearby businesses include Uncle B's restaurant, Dollar General, Thompson's One Stop, Toomsboro City Park, PruittHealth – Toomsboro, KaMin, US Post Office, and Toomsboro City Hall.



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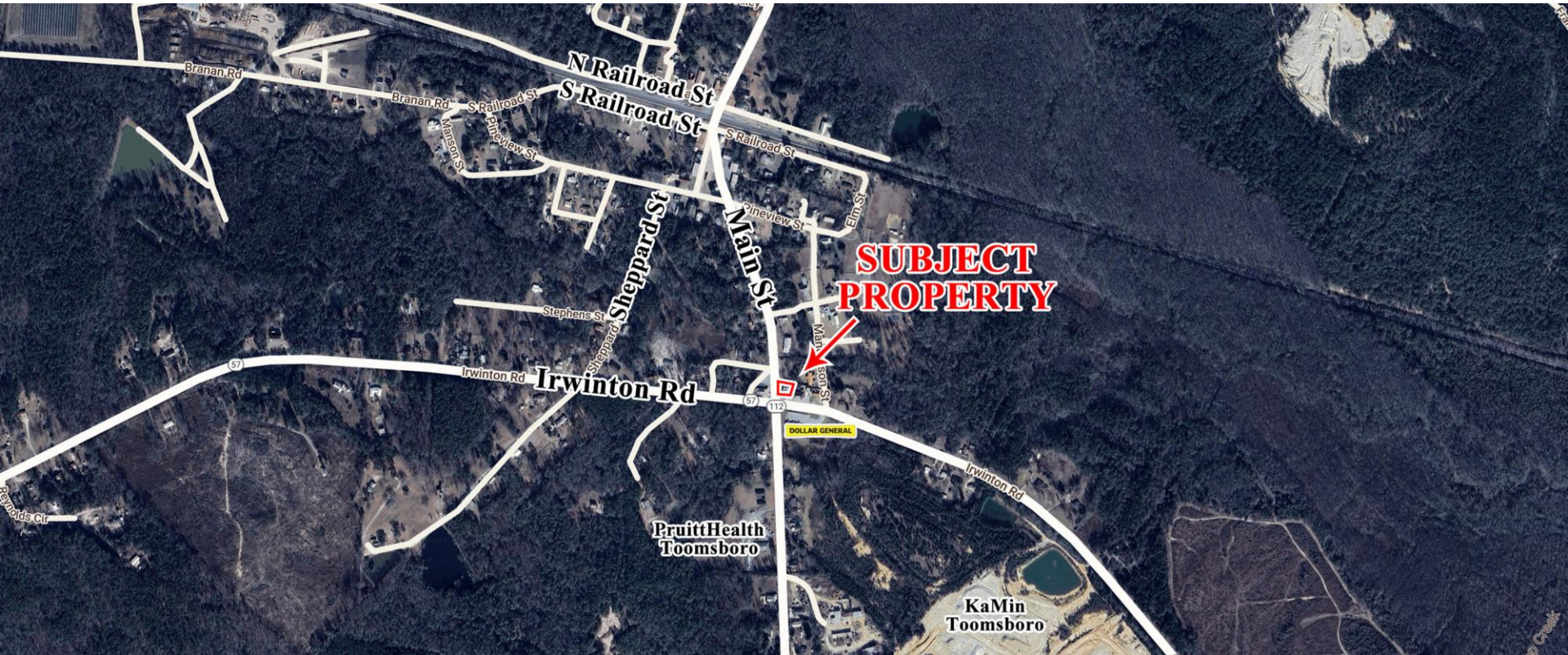


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