

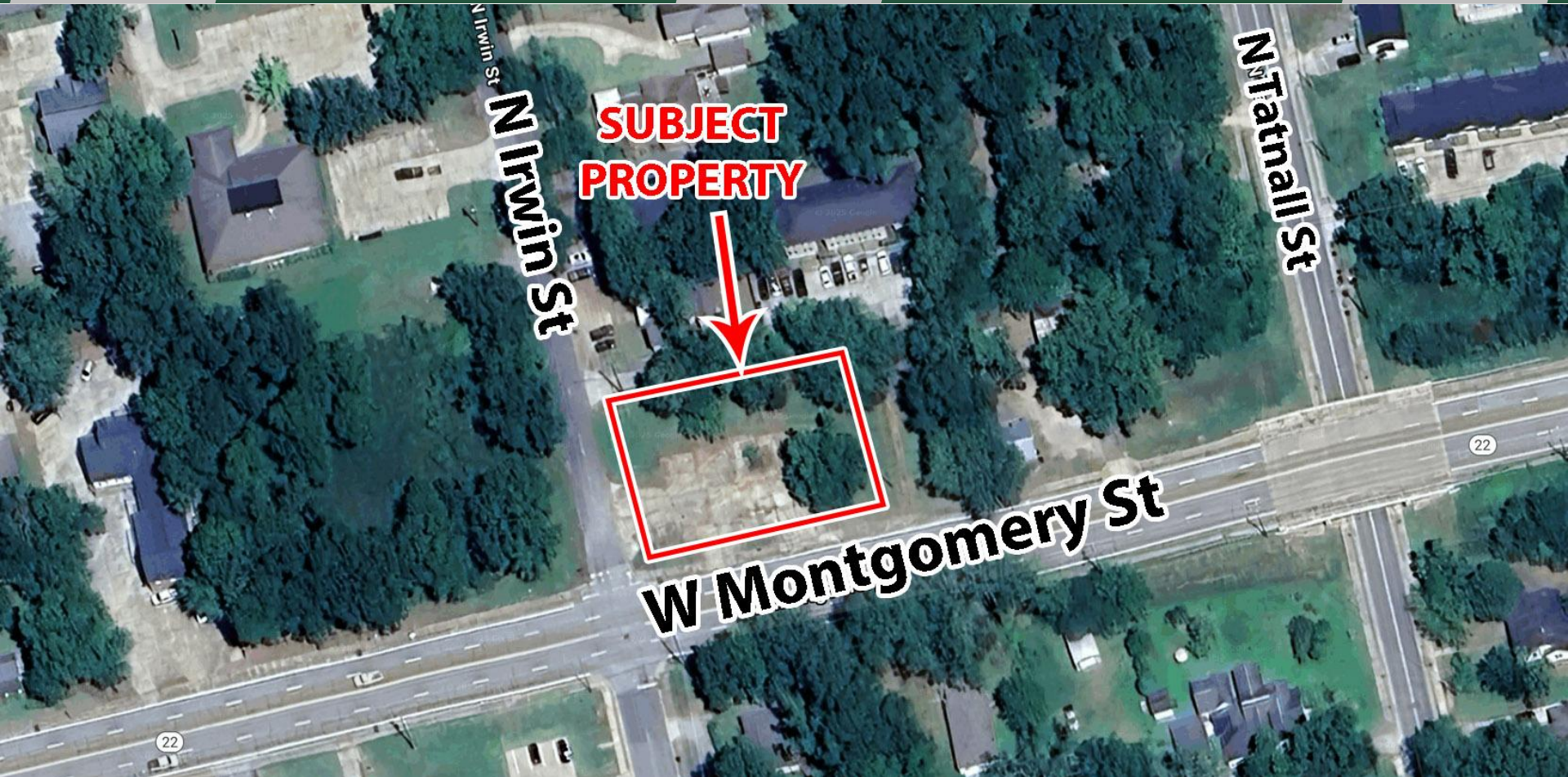
**CORNER LOT FOR SALE**  
**751 W Montgomery Street**  
**Milledgeville, GA 31061**



Summary

Area Info

Aerial



**CONTACT**

**Patty Burns, CCIM, ALC**  
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## PROPERTY INFORMATION

### BUILDING

**Property Addresses:** 751 W Montgomery Street  
Milledgeville, GA 31061

**County:** Baldwin

**2025 Est. Taxes:** \$1,211.42 (City)

**Frontage:** West Montgomery Street: 154'  
North Irwin Street: 107'

**Traffic Count:** 3,651 Vehicles Per Day

**There are Due Diligence docs available (plans, zoning letters, environmental, etc.) upon request.**

### SITE

**Site Size:** 0.38 Acres

**Parcel IDs:** M39 112

**Zoning:** MR2 (Multi-Family Residential 2)

**REDUCED PRICE: \$235,000.00**

**~~SALE PRICE: \$255,000.00~~**

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	19,782	28,755	45,623
Avg HH Income	\$67,835	\$90,784	\$94,483
Median Age	31.2	34.0	38.0

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## AREA INFORMATION

### NOTES

Cleared lot that has been rezoned to Multi-family Residential. The city has APPROVED the plans for nine building apartment units. Building plans have already been drawn out and approved. Property is convenient to downtown Milledgeville, Highway 22, and the Fall Line Freeway. Site is only 0.4 miles from Georgia College & State University and 0.7 miles from downtown Milledgeville.

### NEIGHBORS

Neighbors include Pecan Hills, Elbethel Baptist Church, Langford Allergy, Lynne Garrard Electrolysis, Lake Country Dental Care, Morning Grind, Georgia College & State University, and many more retail and restaurant establishments in downtown Milledgeville.



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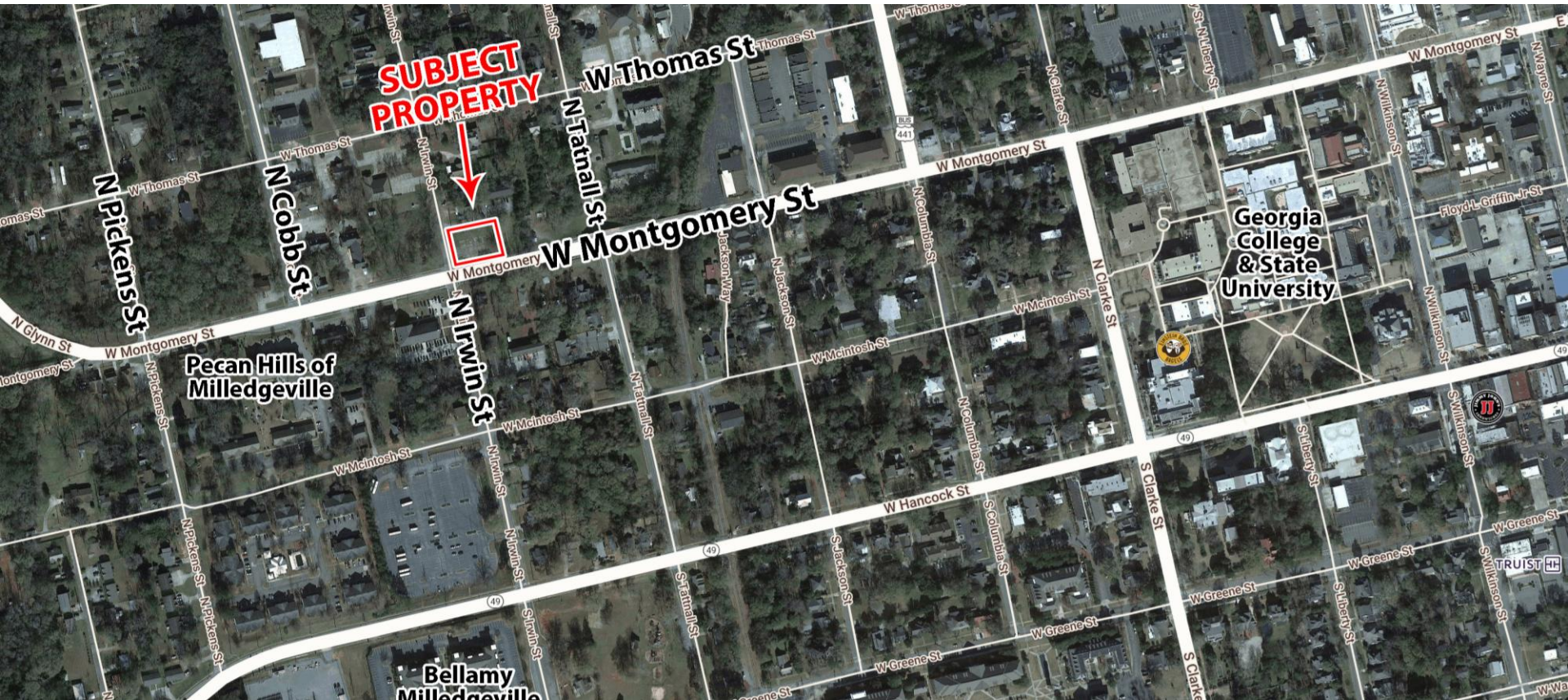


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## AERIAL



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