

# PAD-READY SITE FOR SALE

3017 HERITAGE PLACE | MILLEDGEVILLE, GEORGIA

**SIZE:** 2.89 acres (1.81 useable acres)

**DIMENSIONS:** 211' x 495'

**ZONING:** Community Commercial

**VISIBILITY:**

Excellent visibility on Highway 441

**TAXES:** \$1,900

**NOTES:**

Ideal location for office, self-storage, hotel, retail, restaurant, medical or office/warehouse. Property is in the City of Milledgeville, across from the Walmart Super Center. The site has access (traffic light) to both Heritage Place and Highway 441. **Owner financing with 20% down. Build-to-suit opportunity.**

For information, contact:

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**Commercial Division**

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**~~Sale Price: \$299,000~~**

**Reduced Price: \$249,900**

See detailed property information at [www.Fickling.com](http://www.Fickling.com)

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

**FICKLING & COMPANY**

A Full Service Real Estate Company

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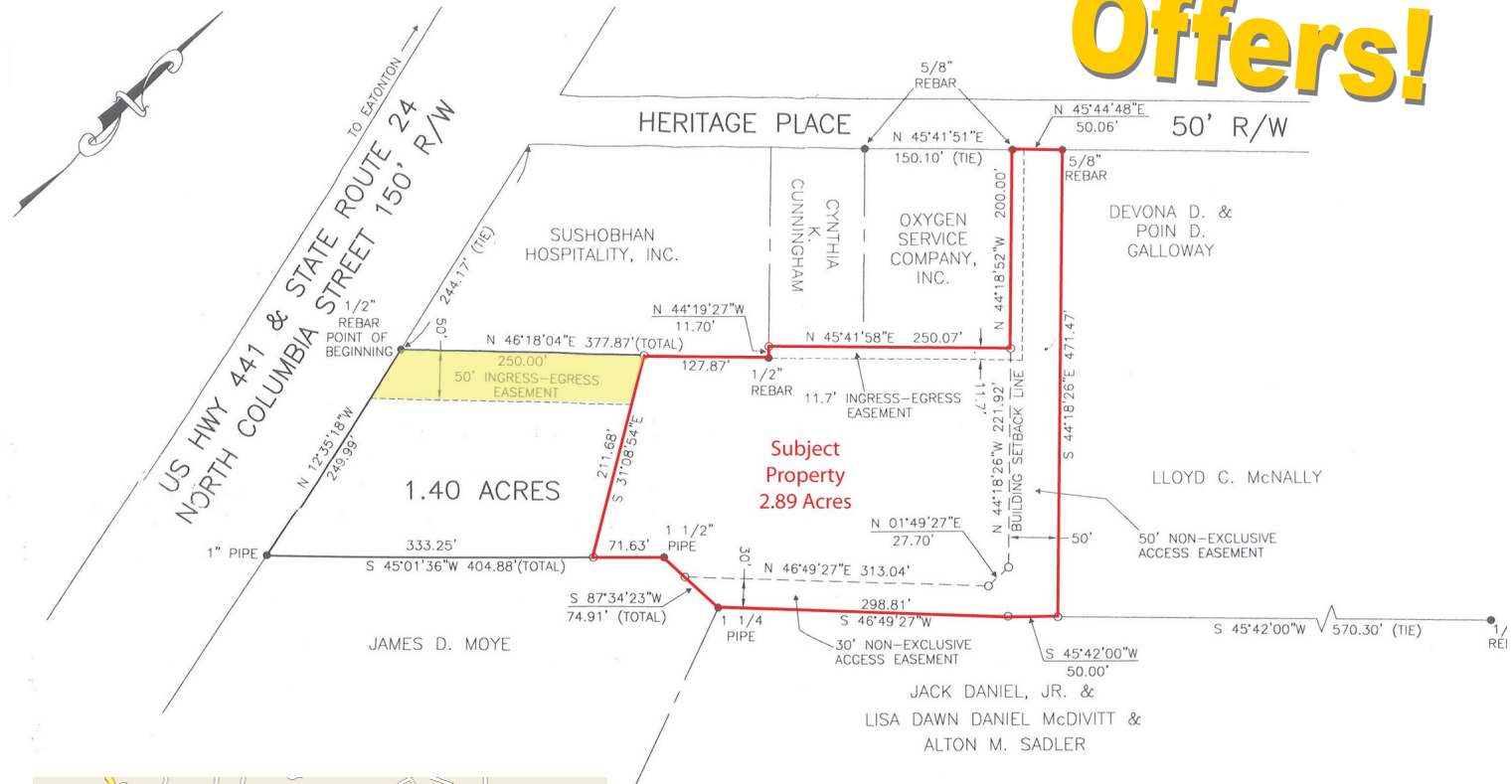
3017 HERITAGE PLACE | MILLEDGEVILLE, GEORGIA

# Bring All

# Offers!

### Nearby Businesses:

- Wal-Mart
- IHOP
- Chili's
- Captain D's
- Mellow Mushroom
- Columbia Crossing Shopping Center



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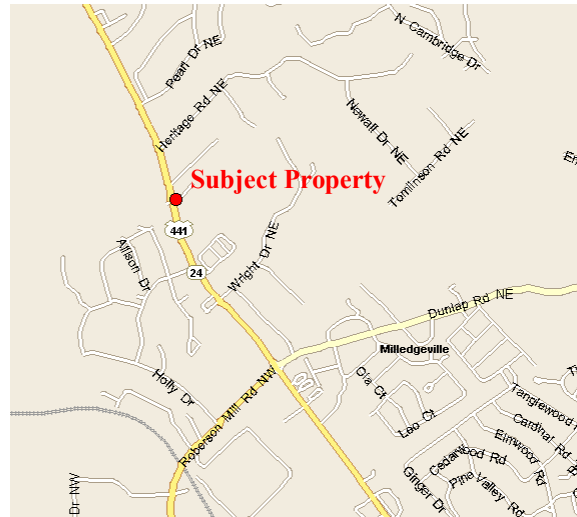
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# Owner will Consider Joint Venture

