

For Sale or Lease
Commercial Office w/ Warehouse Storage Bldg
902 Knoxville St · Ft. Valley, GA



Bldg Size: 2,600 sf
Suite 1- 1,600 sf
Suite 2 -1,000 sf
Warehouse 1,000 sf

Lot Size: .40 acres

Built: 1964 & 1989

Frontage: 100'

Depth: 175'

Zoning: I (Industrial District) Office use grandfathered in

Utilities: All utilities to site (public water, sewer, electricity)

Property Taxes: \$3,085

Traffic: 4,060 vehicles per day

Topography: Level

Notes: Located in the city of Ft. Valley (Peach County), 8 miles southwest of I-75, US 341, GA 49 & GA 96. It is situated in an area with a mix of commercial, industrial, retail, and residential uses. Warehouse has ground level roll up door and is all climate controlled. Ideal for medical, hair salon, office, contractors, service companies, pest control, real estate office, or tax service.

Sale Price: \$85,000
Lease Price: \$6.00 psf

Owner pays taxes and insurance. Tenant pays utilities.

Owner financing available.

Contact Trip Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421

trip@fickling.com or patty@fickling.com

See detailed property information at www.Fickling.com

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