

OFFICE & WAREHOUSE FOR SALE

108 Old Montgomeryville Rd.

Milledgeville, GA 31061



Building Size: Office: 3,205 SF
Side Building: 720 SF (24' x 30')
Warehouse: 1,300 SF (30' x 40')

Lot Size: .69 Acres

Zoning: None

Taxes: \$2,326.51 (2019 est.)

Utilities: All Available

Year built: 1980

Topography: Level

Parking: Ample

Notes: Former computer office. This property is located in the path of growth. Property has new roof, concrete floors, 4 offices, and 1 restroom. Some finish work needed for owner to make it like they want it. Warehouse has 1 roll-up drive in door (10' w x 12' h)

Location: Convenient to Highway 441 N, Log Cabin Road, and easy to access. Nearby businesses include Kroger, Shane's Rib Shack, Biba's Italian Restaurant, Great Clips, Jersey Mike's Subs, Jet Food Store, Perimeter Builders, Edward Jones, Coldwell Banker, Milledgeville Chrysler Dodge Jeep RAM, and Five Star Toyota of Milledgeville.

	2019	3 mile	5 mile	10 mile
Population	7,127	17,340	48,364	
Avg. HHI	\$76,304	\$64,264	\$56,863	
Median Age	37.9	37.2	37.8	

Sale Price: \$150,000

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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

OFFICE & WAREHOUSE FOR SALE

108 Old Montgomeryville Rd.

Milledgeville, GA 31061

 **FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com

Photos



Reception Area



Reception Desk



Office



Office



Break Area



Bathroom

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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

OFFICE & WAREHOUSE FOR SALE

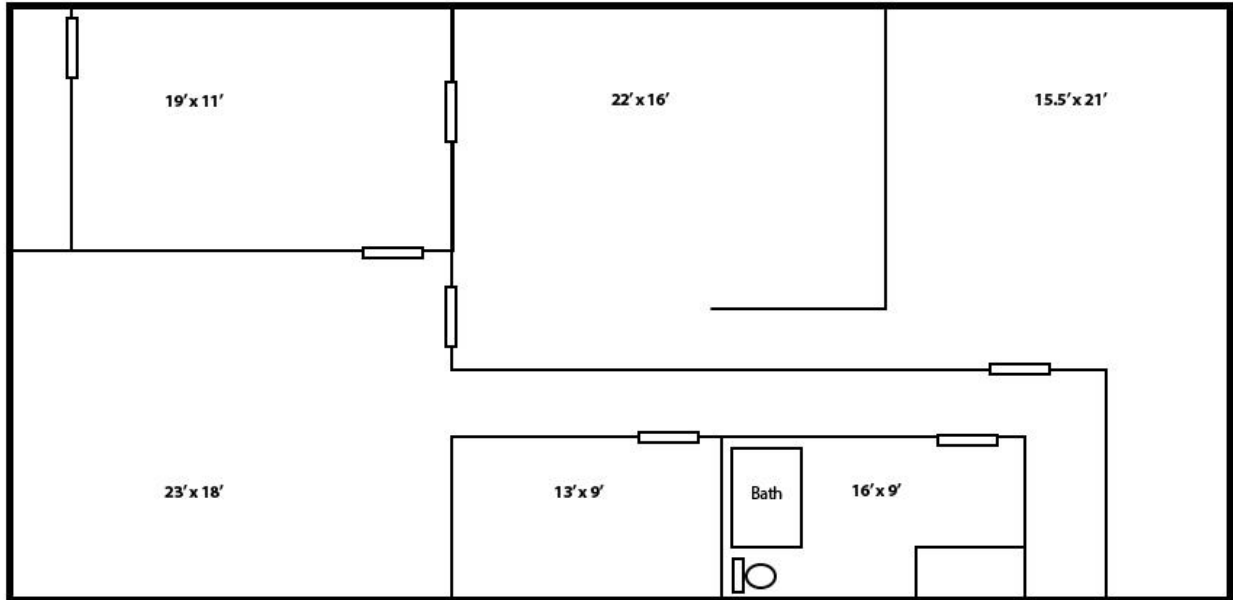
108 Old Montgomeryville Rd.

Milledgeville, GA 31061

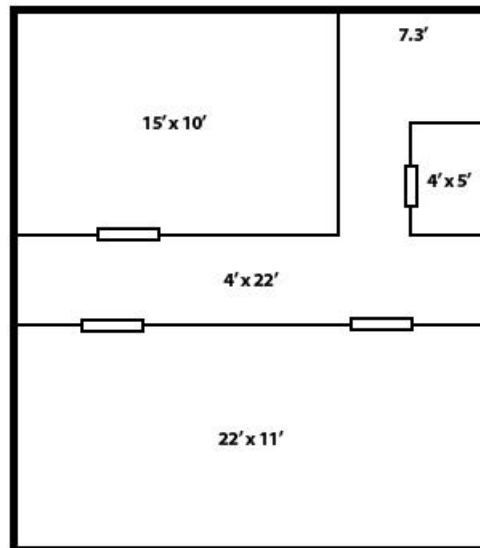


Floor Plans

Main Building



Side Building



**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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

OFFICE & WAREHOUSE FOR SALE

108 Old Montgomeryville Rd.

Milledgeville, GA 31061

Aerial



**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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