FOR SALE - 1.33 Acre Downtown Development Tract
500 North Columbia Street
Milledgeville, GA 31061

FICKLING & COMPANY

Summary | Area Info | Photos | Aerial | Site Map



CONTACT

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PROPERTY INFORMATION

PROPERTY

Property Address:	500 North Columbia Street Milledgeville, GA 31061
County:	Baldwin
Church Building Size:	8,000± SF
Multifamily Density:	6-14 Units/Acre
Topography:	Gently Rolling
Frontage:	North Columbia St - ±348' West Charlton St - ±126'
Traffic Count:	North Columbia St - 12,800 VPD

SITE

Site Size:	1.33 Acres
Parcel ID:	M58 072
Zoning:	Multifamily Residential

SALE PRICE: $1,200,000

Demographics 2026	3 Miles	5 Miles	10 Miles
Population	20,255	29,663	46,015
Avg HH Income	$75,650	$88,763	$93,439
Median Age	31.8	34.4	38.2

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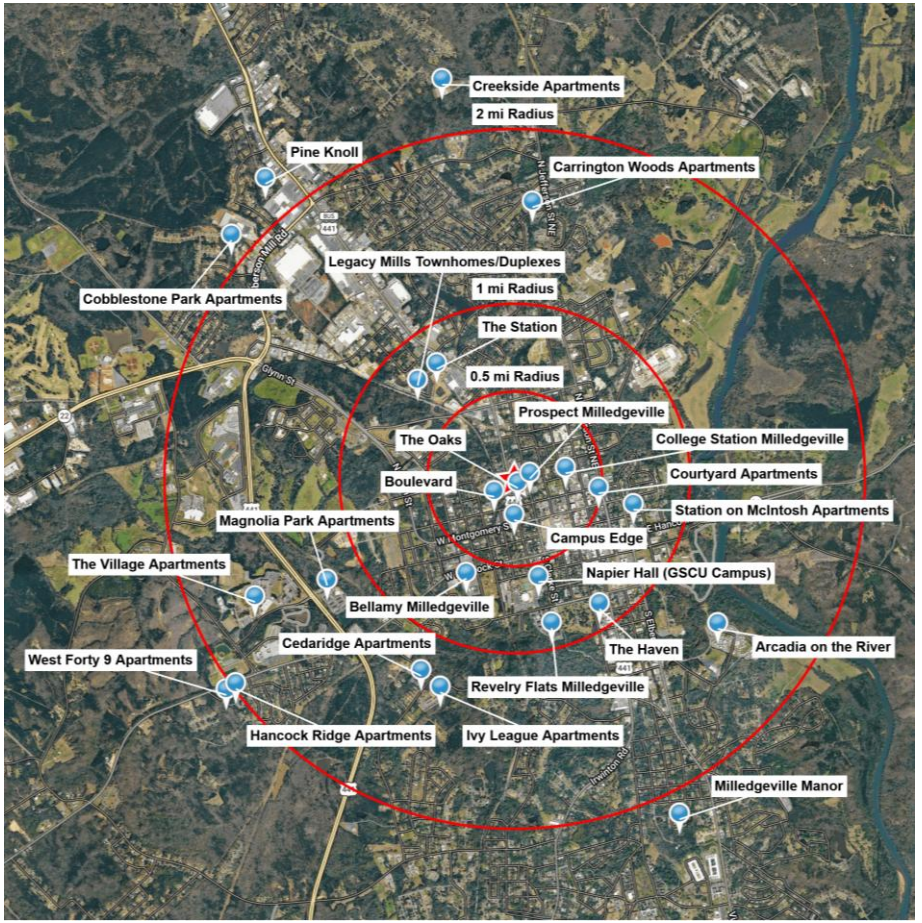
SITE

Property consists of approximately 1.33 acres improved with an 8,000± SF existing church facility. Although currently used as a church, the property's highest and best use appears to be adaptive reuse or residential redevelopment. Its proximity to Downtown Milledgeville and Georgia College & State University, coupled with existing utilities, visibility, and established access, positions it as one of the strongest remaining infill redevelopment opportunities in the local market.

LOCATION

The property benefits from frontage on North Columbia Street, existing parking, mature infrastructure, and surrounding institutional, commercial, and residential development. Potential uses include student housing, market-rate multifamily, townhomes, or continued institutional occupancy.



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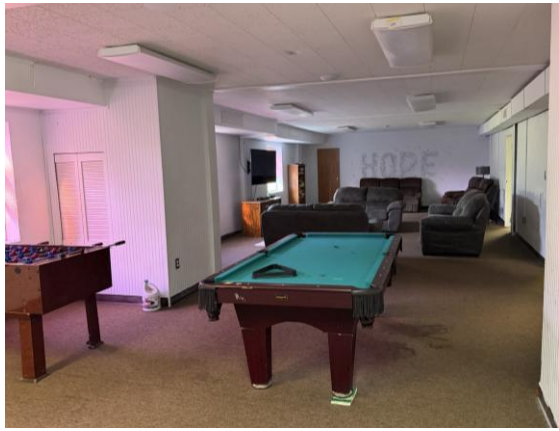
CHURCH:













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BACK HOUSE:











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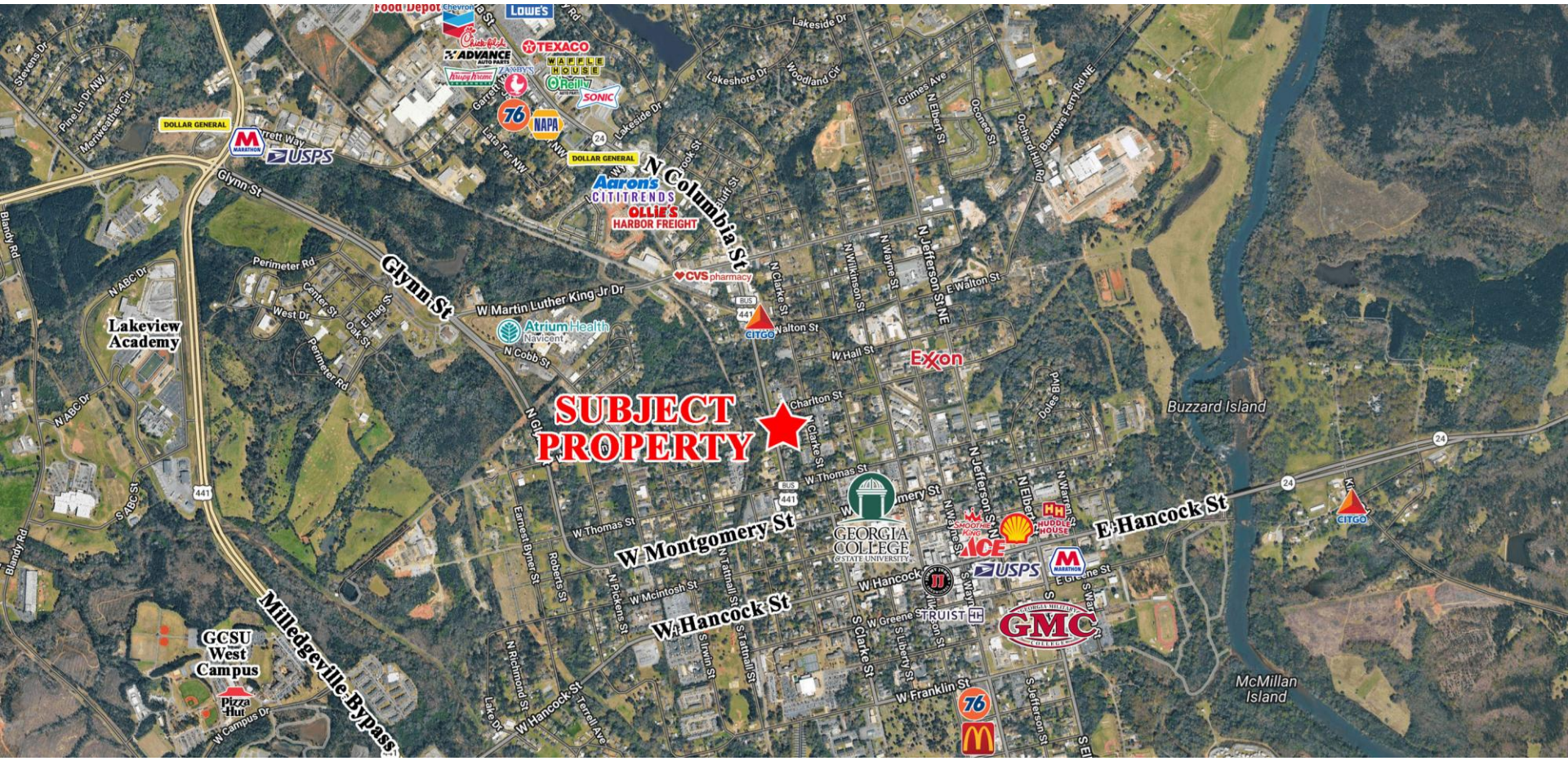

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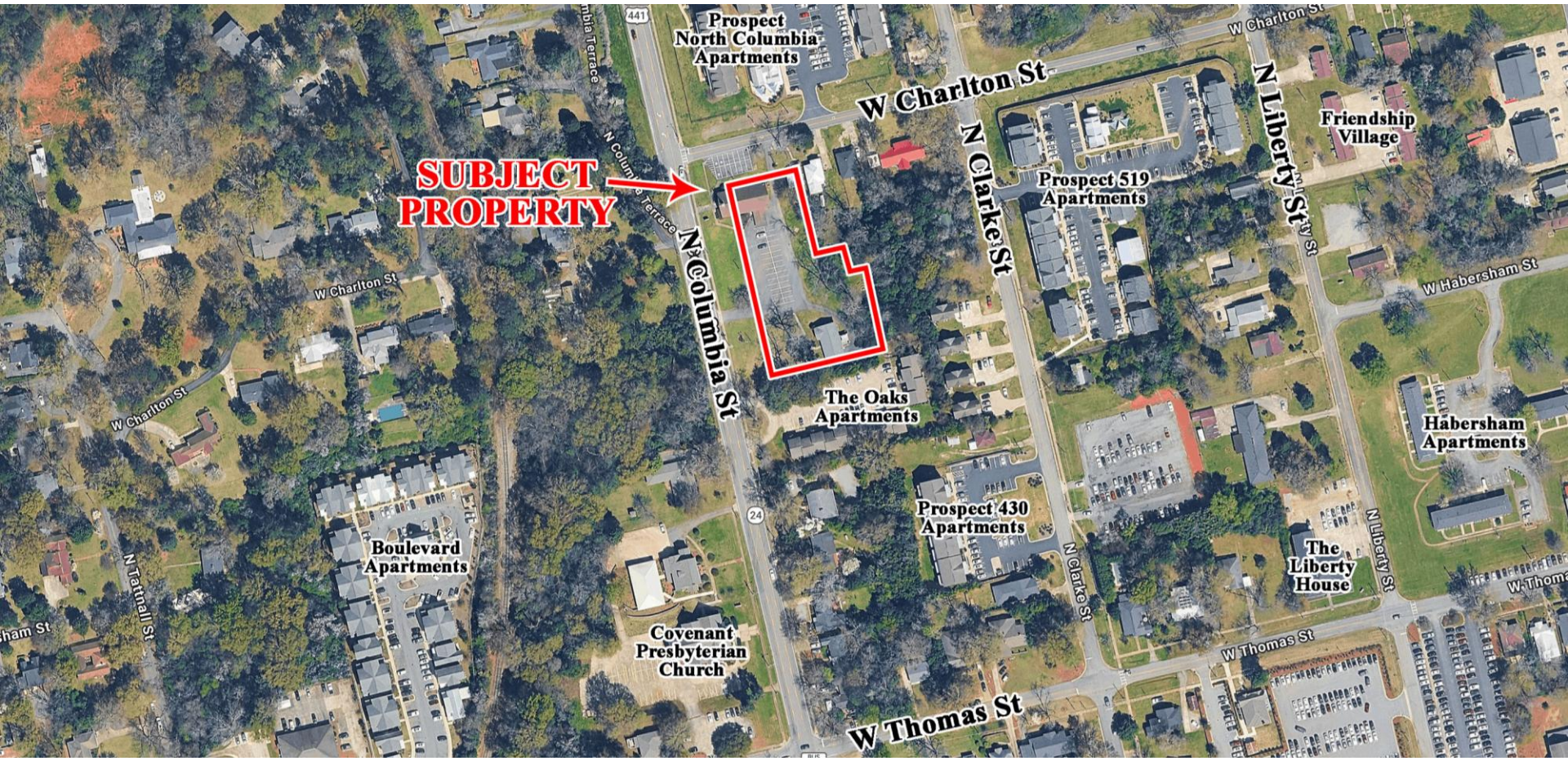

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