

FOR SALE

4 Bay Shop

1890 North Columbia Street

Milledgeville, GA 31061



- Building Size:** 12,168 SF
 - Shop: 8,204 SF (4 Bay Shop)
 - Warehouse: 3,404 SF
- Lot Size:** .56 AC
- Frontage:** 120'
- Depth:** 196'
- Utilities:** All available
- Taxes:** \$5,969 (City)
- Zoning:** Community Commercial
- Topography:** Level - Road Grade
- Year Built:** 1975 & 1980
- Traffic Count:** 26,200 per day from North Columbia
- Notes:** Property is located in the high traffic main retail corridor, has great visibility and is convenient to downtown Milledgeville.
- Neighbors:** Tractor Supply, PetSmart, Hobby Lobby, Pickle Barrell, Krystal, Dunkin' Donuts, Huey Magoo's, Chicken Salad Chick, Food Depot, Milledgeville Mall, & Lowes.

SALE PRICE: \$675,000

**FOR MORE
INFORMATION
CONTACT**

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AERIAL



2023 Demos	3 mile	5 mile	10 mile
Population	17,007	28,128	48,731
Median Age	31.3	34.9	38.5
Avg. HHI	\$99,475	\$92,517	\$95,189

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