

## **REDUCED PRICE: \$99,000 | SALE PRICE: \$129,000**

CONTACT

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577 Mulberry St, Suite 1100 Macon, GA 31201 478.746.9421 Office https://commercial.fickling.com

Area Info



Aerial

**PROPERTY INFORMATION** 

Summary

BUILDING	
Property Address:	12739 Broad Street Sparta, GA 31087
County:	Hancock
Total Size:	1,400± SF
Ceiling Height:	10'
Utilities:	All Available
Parking:	Street Parking
Traffic Count:	Broad Street – 8,420 VPD
Frontage:	25'± ft on Broad Street

SITE	
Site Size:	0.14 Acres
Parcel ID:	S003 045
Zoning:	Commercial
Taxes:	\$328.00 (City)

Photos

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Demographics 2023	3 Miles	5 Miles	10 Miles
Population	3,886	4,300	5,848
Avg HH Income	\$63,529	\$62,597	\$62,792
Median Age	47.6	47.4	49.1



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#### NOTES

Former Bumper to Bumper Auto Parts store, property has been completely renovated. Interior walls are exposed brick, building has large front windows and double front door. Ideal for professional office, retail, restaurant/coffee shop, yoga, art or photography studio, or bakery.

### LOCATION

Located in Downtown Sparta, less than 30 minutes away from Milledgeville. Surrounding neighbors include USPS, Sparta City Hall, Hancock County Courthouse, Hancock County Clerk Superior, Bank or Hancock County, Washington EMC, Hamburg State Park, Ingram Brother's Funeral Home, Webster's Pharmacy, Hargo Snack Bar, Prince's Burgers, Wings, & Pizza, and many more restaurants, retailers, and government, medical, and professional offices.



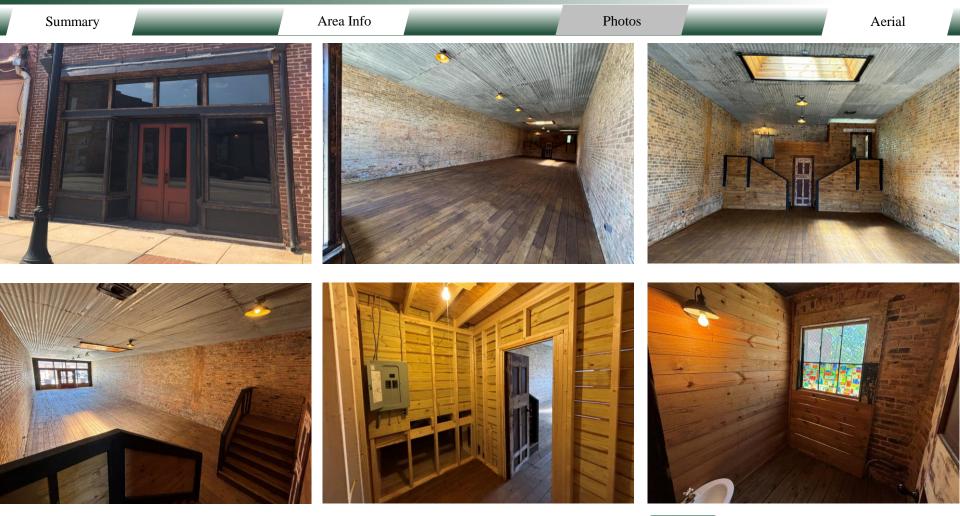


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