

# TURNKEY BUSINESS AND PROPERTY FOR SALE

1002 East 11th Avenue  
Cordele, GA 31015



Summary

Area Info

Photos

Aerial

Site Map



## CONTACT

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 1002 East 11<sup>th</sup> Avenue  
Cordele, GA 31015

**County:** Crisp

**Total Size:** 2,960 SF  
Shop Area - 2,072 SF  
Office Area - 888 SF

**Year Built:** 1989, 1992

**Property Taxes:** \$1,351.41 (2024 est.)

**Utilities:** Electric, Private well, Septic

**Parking:** Ample, on-site

**Traffic Count:** South Pecan Street - 4,360 VPD  
East 16<sup>th</sup> Avenue - 15,200 VPD

### SITE

**Site Size:** 0.74 Acres

**Parcel ID:** C25 074

**Zoning:** LI (Light Industrial)

**SALE PRICE: \$575,000.00**

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	4,039	12,216	14,645
Avg HH Income	\$61,879	\$61,524	\$67,722
Median Age	36.9	37.0	37.9

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### PROPERTY

This open and operating garage is available for sale! This shop is one of the only locations in the immediate area that can service RVs. Workshop area has six (6) 12' roll up doors and one (1) 16' roll up door. Current Owners will assist new Owner for 30 days with the transition of the business and book of accounts. Equipment list and proforma available upon request.

### LOCATION

Located off one of Cordele's main corridors with many national retail and restaurant establishments. Neighboring businesses include Complete Tire & Service, Deep South Power Equipment, Williams-Pitts Oil, and Security Mini Storage. Cordele is situated 2 hours from Atlanta, and 1½ hours from the Georgia-Florida state line. Two major railways intersect in Cordele, and Interstate Highways converge, making it a major transportation hub. Cordele also has Inland Port designation.



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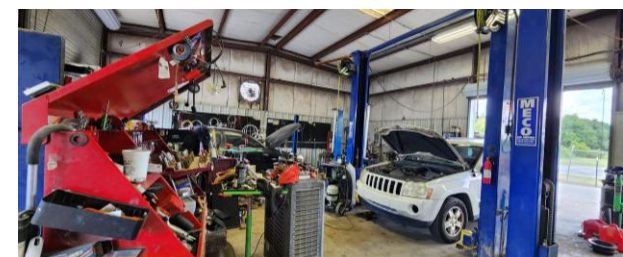
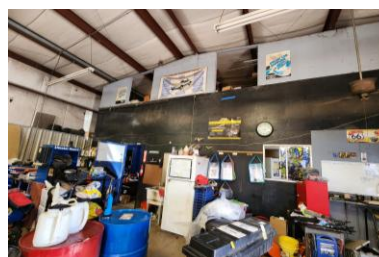
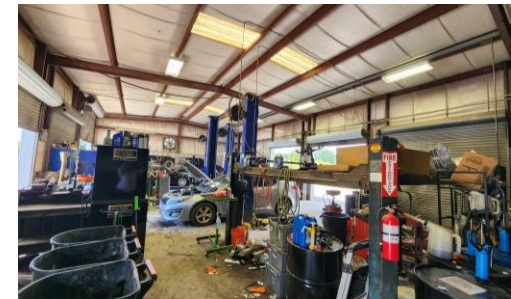
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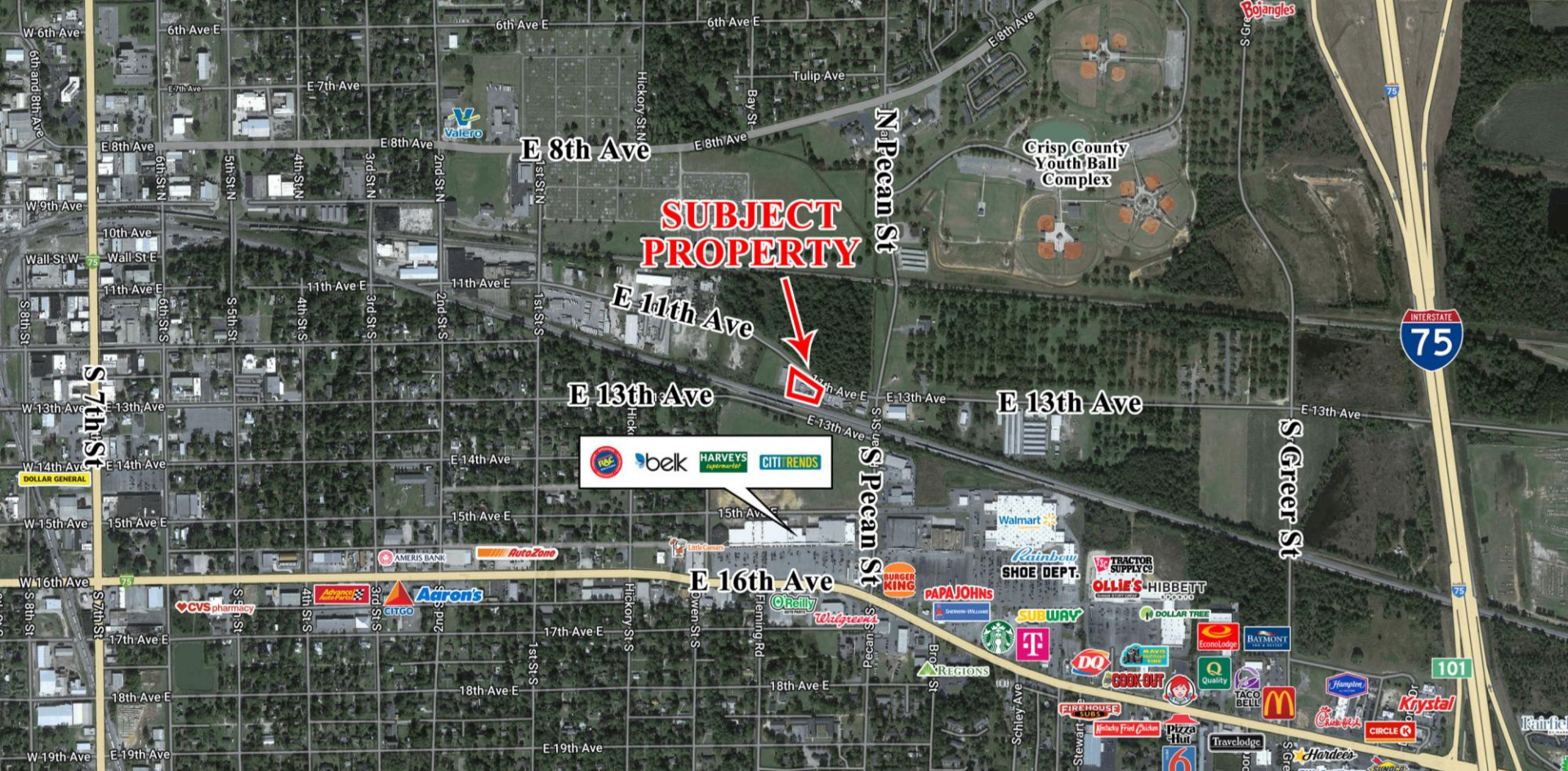
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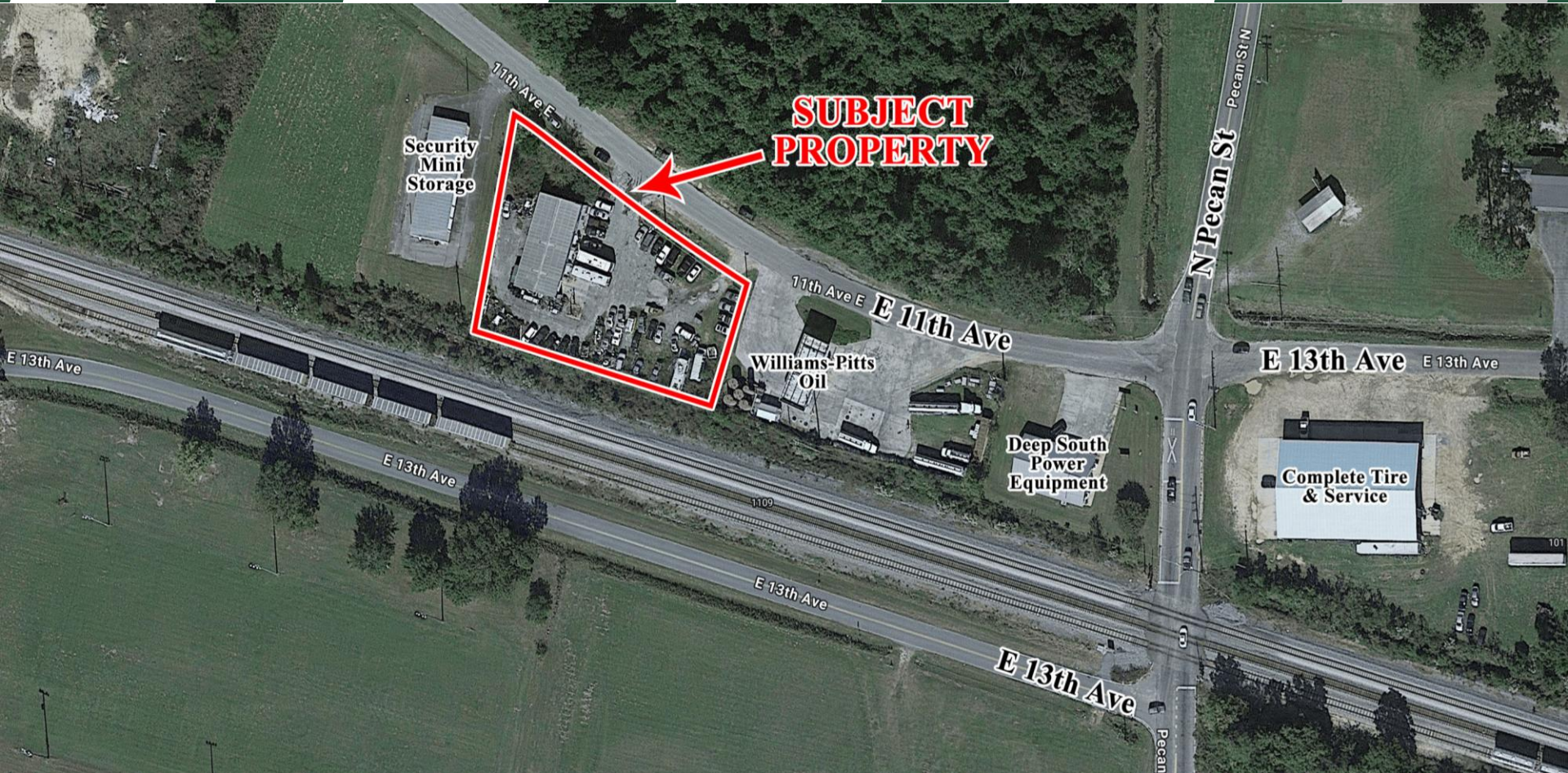
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