

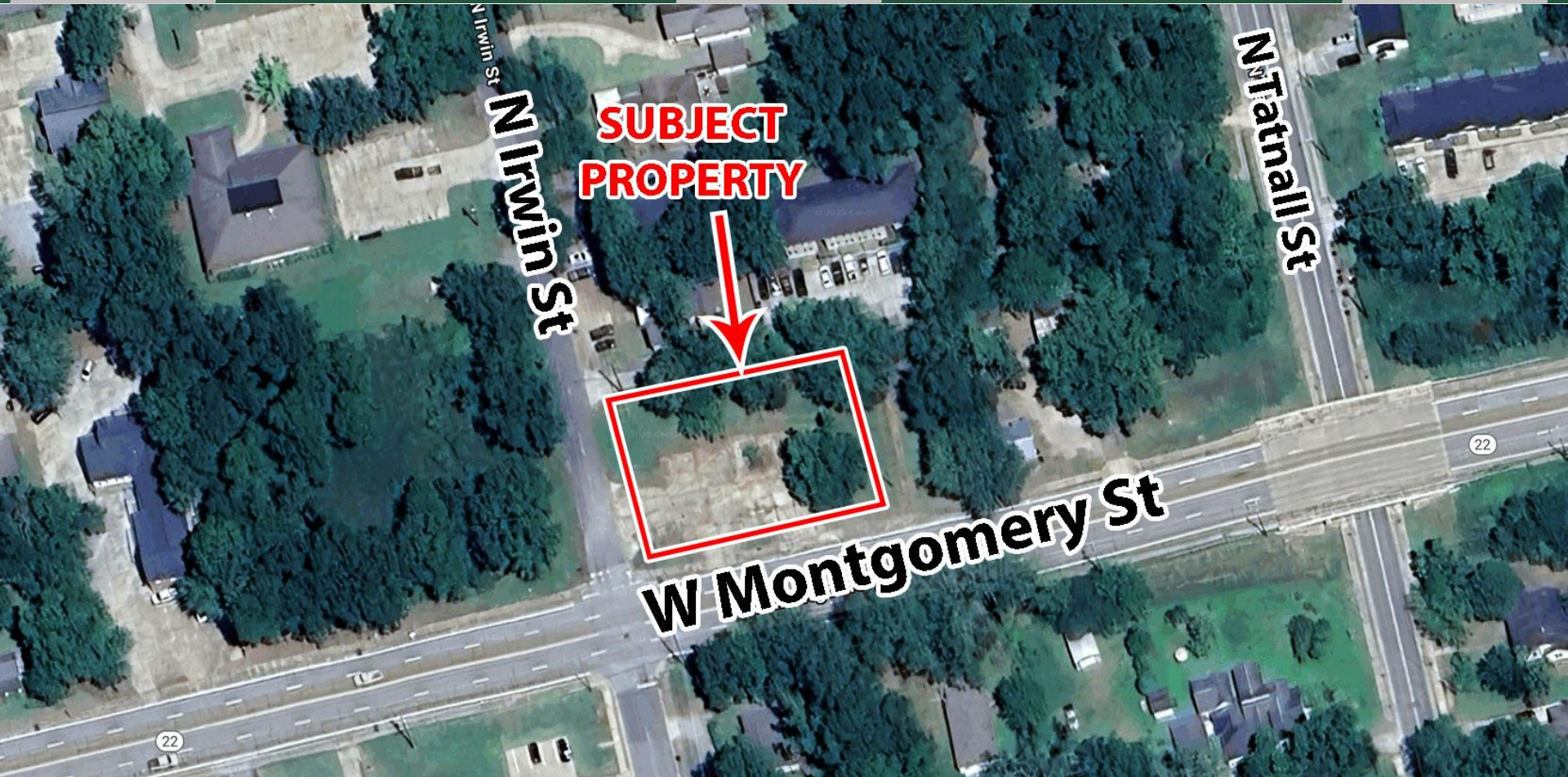
CORNER LOT FOR SALE
751 W Montgomery Street
Milledgeville, GA 31061



Summary

Area Info

Aerial



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-954-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Morgan Huff, REALTOR
478-997-6400 Office
478-357-4841 Cell
mhuff@fickling.com



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

CORNER LOT FOR SALE
751 W Montgomery Street
Milledgeville, GA 31061



Summary

Area Info

Aerial

PROPERTY INFORMATION

BUILDING

Property Addresses: 751 W Montgomery Street
Milledgeville, GA 31061

County: Baldwin

2024 Est. Taxes: \$1,211.42 (City)

Frontage: West Montgomery Street: 154’
North Irwin Street: 107’

Traffic Count: 3,651 Vehicles Per Day

There are Due Diligence docs available (plans, zoning letters, environmental, etc.) upon request.

SITE

Site Size: 0.38 Acres

Parcel IDs: M39 112

Zoning: MR2 (Multi-Family Residential 2)

REDUCED PRICE: \$235,000.00
~~SALE PRICE: \$255,000.00~~

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	19,782	28,755	45,623
Avg HH Income	\$67,835	\$90,784	\$94,483
Median Age	31.2	34.0	38.0

CONTACT

Patty Burns, CCIM, ALC

478-746-9421 Office

478-954-5100 Cell

patty@fickling.com

Trip Wilhoit, CCIM, ALC

478-746-9421 Office

478-960-4080 Cell

trip@fickling.com

Morgan Huff, REALTOR

478-997-6400 Office

478-357-4841 Cell

mhuff@fickling.com

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

CORNER LOT FOR SALE

751 W Montgomery Street

Milledgeville, GA 31061



Summary

Area Info

Aerial

AREA INFORMATION

NOTES

Cleared lot that has been rezoned to Multi-family Residential. The city has APPROVED the plans for nine building apartment units. Building plans have already been drawn out and approved. Property is convenient to downtown Milledgeville, Highway 22, and the Fall Line Freeway. Site is only 0.4 miles from Georgia College & State University and 0.7 miles from downtown Milledgeville.

NEIGHBORS

Neighbors include Pecan Hills, Elbethel Baptist Church, Langford Allergy, Lynne Garrard Electrolysis, Lake Country Dental Care, Morning Grind, Georgia College & State University, and many more retail and restaurant establishments in downtown Milledgeville.



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-954-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Morgan Huff, REALTOR
478-997-6400 Office
478-357-4841 Cell
mhuff@fickling.com



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

CORNER LOT FOR SALE

751 W Montgomery Street

Milledgeville, GA 31061

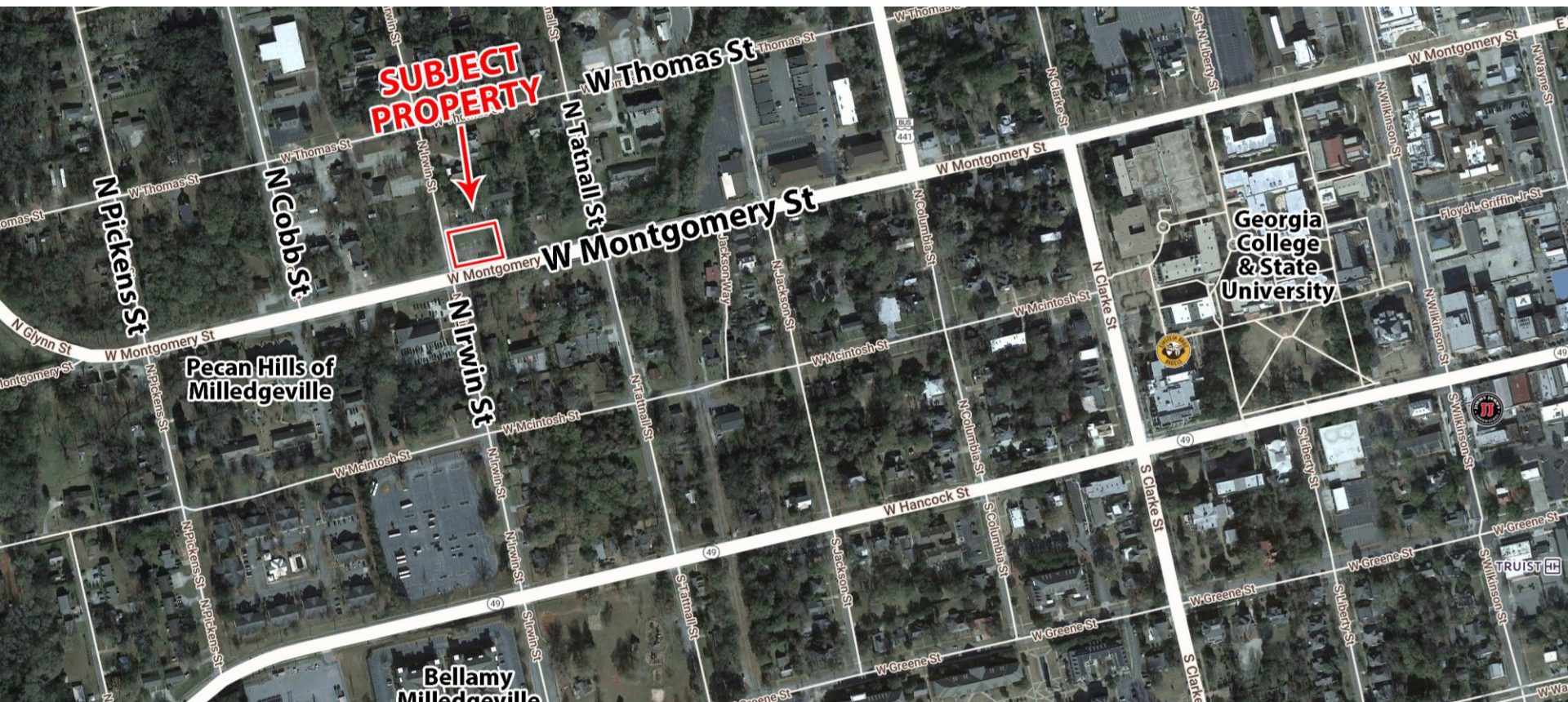


Summary

Area Info

Aerial

AERIAL



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-954-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Morgan Huff, REALTOR
478-997-6400 Office
478-357-4841 Cell
mhuff@fickling.com



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