

**Corner Lot with 2 buildings For Sale**  
102 Dundee Drive  
Milledgeville | Georgia | 31061



**Lot Size:** 3.19 acres

**Building Size:** Building #1: 4,000 SF (100x40)

Building #2: 1,440 SF (36x40)

**Ceiling Height:** 12'

**Frontage:** 205' - Dundee Drive & 165' - Ivey Weaver Rd

**Utilities:** All available

**Zoning:** Commercial

**Taxes:** \$1,886.29

**Dock Doors:** Building #1: 2 Dock Doors | Building #2: 2 Drive-In Doors

**Parking:** Gravel with some paving

**Neighbors:** Windstream, Innovative Assembles, Evans Cabinet Shop, Advanced Disposal, Register Cabinets and Dyer Construction

**Notes:** Fenced property that has 2 buildings:

**Building #1:**

- Main office (1,200 sf)
  - ⇒ Lobby
  - ⇒ Large reception
  - ⇒ 3 offices
- Warehouse & shop (2,800 sf) free span
  - ⇒ 1 office
  - ⇒ 2 restrooms
  - ⇒ Mezzanine Storage
  - ⇒ Skylights
  - ⇒ 2 rollup doors with dock 10x12 & 6x12

**Building #2:**

- 1,400 sf Warehouse free span
- Wide Open
- Has 2 drive-in roll up doors 10x10 & 10x12
- Large fan

**Sales Price: \$175,000**

**FOR MORE  
INFORMATION  
CONTACT**

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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## PHOTOS



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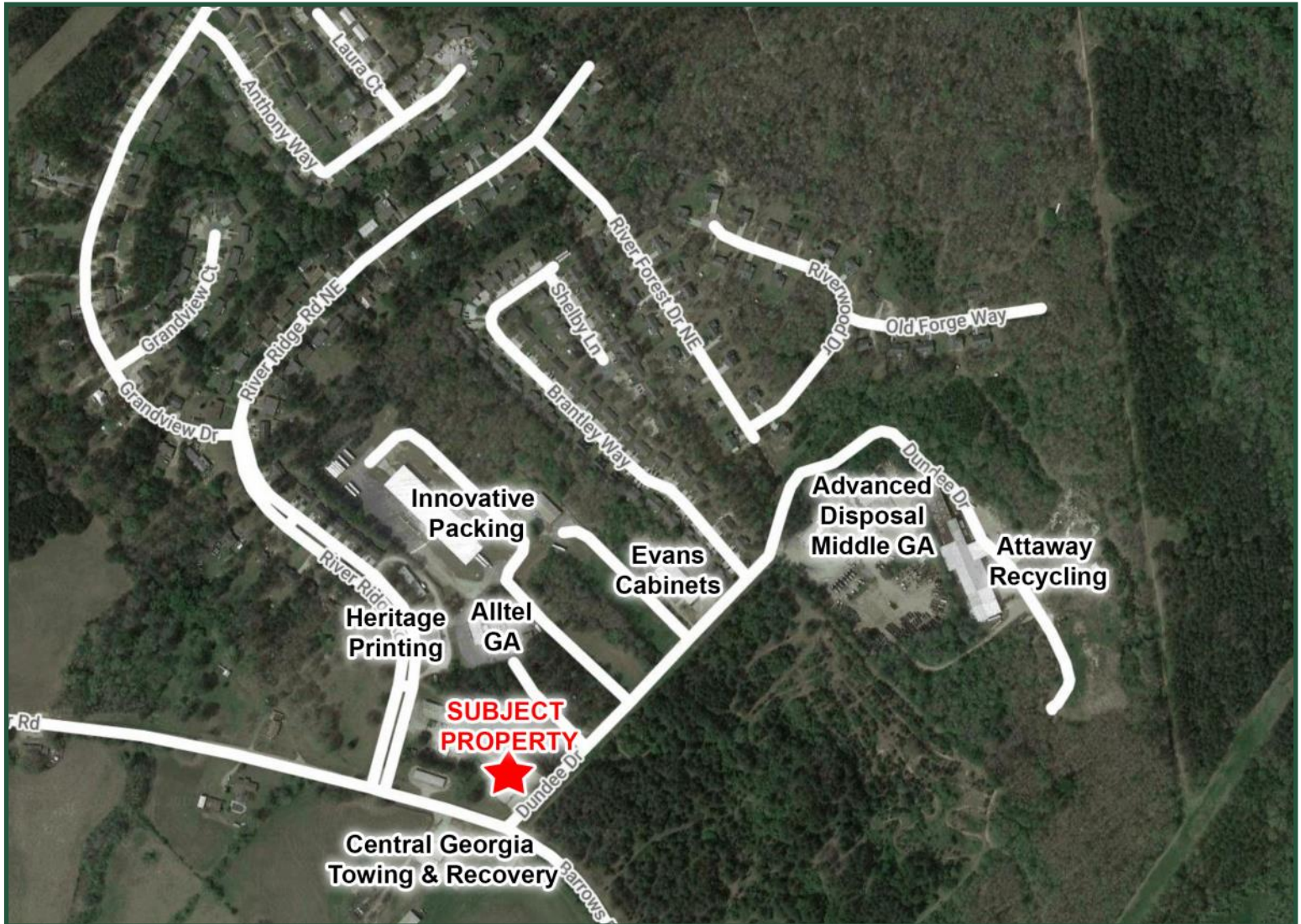
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## AERIAL



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