

## For Sale

**8589 Highway 16 West · Monticello, GA**



- Bldg Size:** 2,140 sf  
**Service Bays:** 3 (2 drive-thru, 1 drive-in)  
**Restrooms:** 2  
**Lot Size:** 0.33 acres  
**Built:** 2007  
**Zoning:** Commercial  
**Utilities:** All utilities available—water & sewer  
**Traffic:** ±7,500 vehicles per day  
**Property Taxes:** \$4,200  
**Notes:** Property is located 1 mile from downtown Monticello. Neighbors include Dairy Queen, Piedmont Academy, and County Offices. Additional land is available. Partial equipment list on back (complete list available upon request)

**Sale Price:**  
**\$389,000**

Currently there is a month to month tenant in facility.

**Contact Trip Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421**

trip@fickling.com or patty@fickling.com

See detailed property information at [www.Fickling.com](http://www.Fickling.com)

## Available

### Equipment List

Coffee pot, table & chairs in customer waiting area

Office—Counter & work area desk & chair

Oil Service Area: upper level

- 7 fluid dispensers
- Tire rotation machine
- 2 tire changing machines
- Balance machine
- Alignment machine
- Hand tools/misc.
- Shelving
- Lift

Oil Service Area: pit (below)

- Oil storage system
- Oil collection system (sliding)
- Oil waste containers
- Dispensing systems for bulk coolant
- Dispensing systems for bulk windshield washing solution

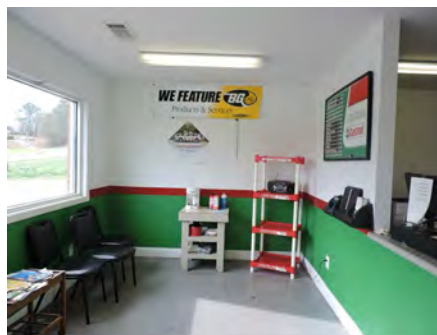
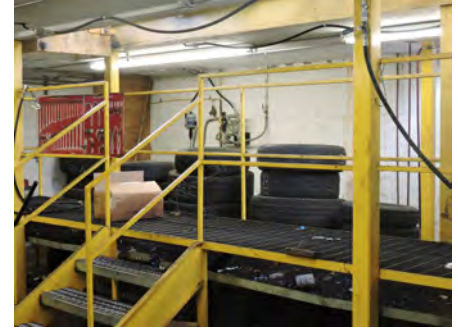
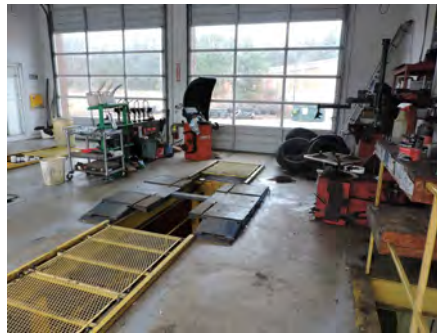
Air compressor

Oil heater

Exhaust system

### 2016 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	1,313	3,500	4,457
<b>Median Age</b>	40.2	40.2	40.5
<b>Average HH Income</b>	\$43,750	\$47,030	\$48,081



**Contact Trip Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421**

trip@fickling.com or patty@fickling.com

See detailed property information at [www.Fickling.com](http://www.Fickling.com)