

# Multi-Use Property Available

2999 North Columbia St.  
Milledgeville, GA 31061

 **FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)



**Building Size:** 2 Buildings - 1,611 SF & 640 SF

**Lot Size:** 0.89 acres

**Frontage:** 102'

**Depth:** 397'

**Utilities:** Water & sewer

**2021 Taxes:** \$2,604.83

**Year built:** 2010 - remodeled & expanded in 2018

**Zoning:** None - county land plan

**Traffic:** 19,800 vehicles per day

**Location:** Convenient to Milledgeville & Eatonton. Located less than 1 mile from Lake Sinclair and Putnam County.

- Notes:**
- Front office/retail building: open area, 2 offices, 1 restroom, kitchen/break area, fireplace and upstairs loft.
  - Loft is ideal for executive office.
  - Rear building: 16' x 40'
  - Rear building is ideal for retail, office, or storage.
  - Wide open space

**Sale Price: \$499,000**  
**Lease Rate: \$2,500/Month NNN**

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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## PROPERTY HIGHLIGHTS:

- Commercial digital pylon signage
- Fence
- Nice, high end interior finishes
- Exposed wood ceiling
- Fireplace with gas logs (100 gal. propane tank)
- Gravel driveway & parking
- Front covered porch
- Rear covered porch (could be easily enclosed - power & insulation installed)
- ADA ramp
- Security system with cameras
- New kitchen appliances
- 400 amp service (3 phases available)
- Landscaped
- Great visibility



## IDEAL FOR:

- Office
- Service related businesses
- Real Estate Companies
- Retail
- Restaurant
- Event Center
- Contractor



## 2021 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	885	6,403	12,337
Median Age	40.3	42.7	44.1
Average HH Income	\$81,806	\$74,621	\$74,823

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**Open Area**



**Office**



**Rear Covered Porch**



**Front Counter - Office behind counter**

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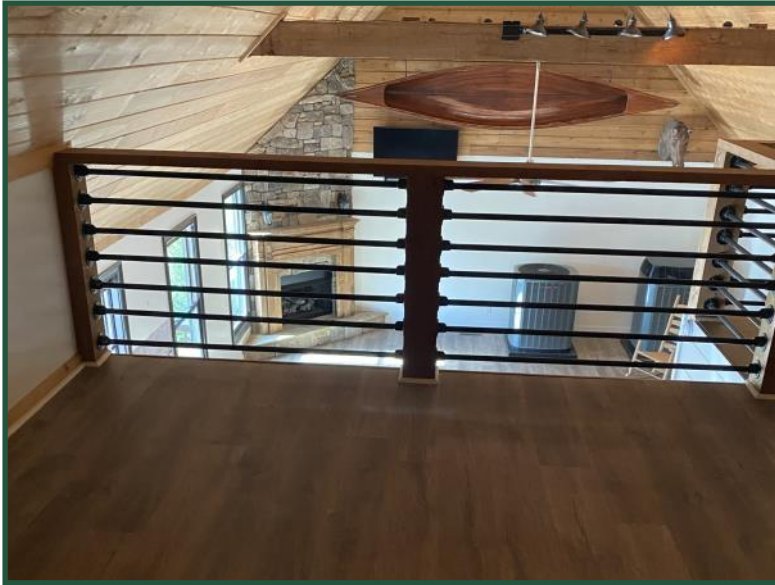
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**Loft Area**



**Rear Building**



**Rear Building Inside**



**Back Lot**

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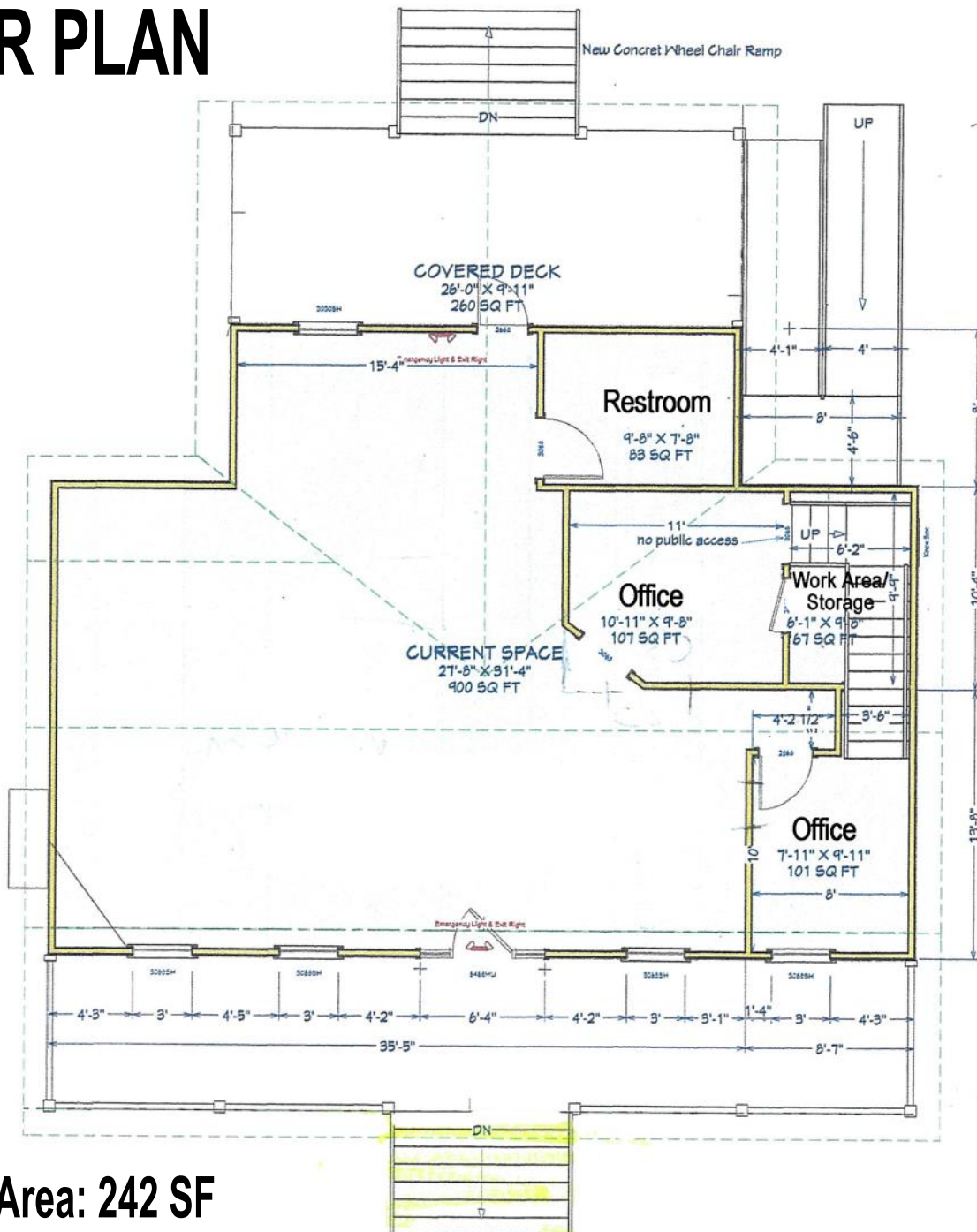
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# FLOOR PLAN



**Loft Area: 242 SF**

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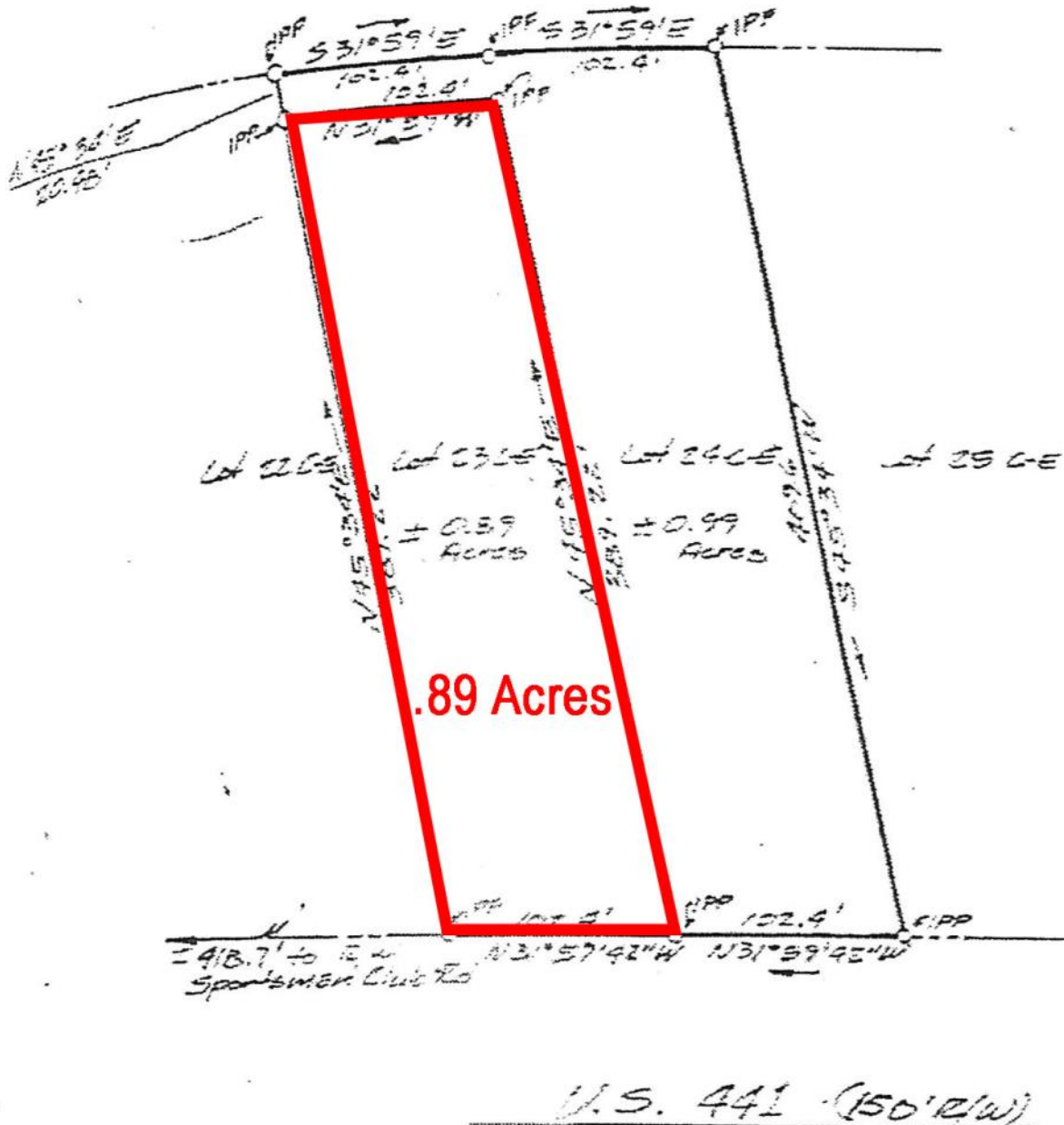
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# PLAT



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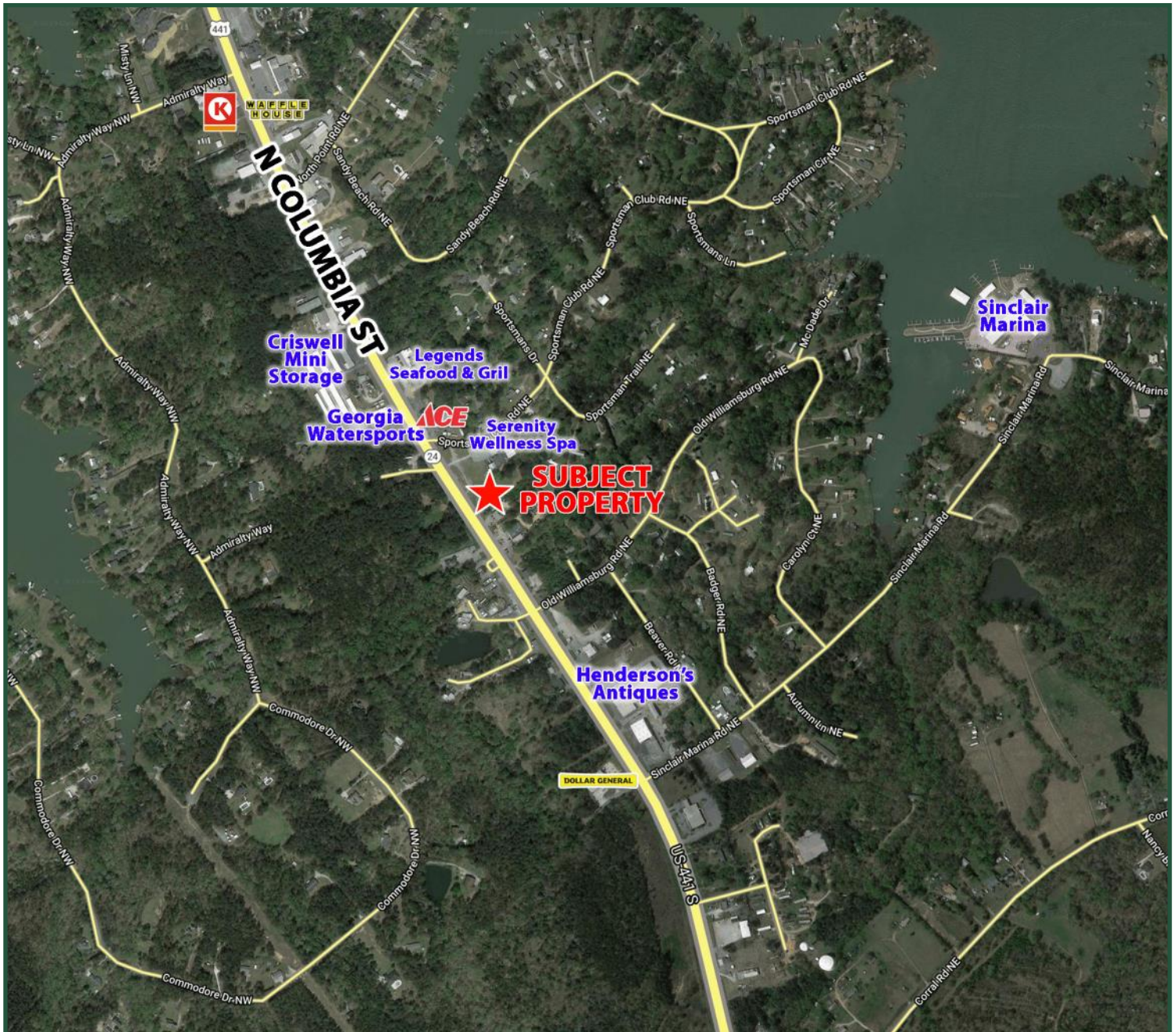
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## AERIAL



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