

Industrial Property FOR SALE

450 South Mock Road

Albany, GA 31705



FICKLING
& COMPANY

Summary

Area Info

Topo Map

Aerial

Site Map



CONTACT

Lan Heath

478-746-9421 Office
478-731-5899 Cell
lheath@fickling.com

Joseph Bowen

478-746-9421 Office
478-538-6026 Cell
jbowen@fickling.com



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

PROPERTY INFORMATION

BUILDING

Property Address:	450 South Mock Road Albany, GA 31705
County:	Dougherty
Topography:	Level & Lightly Wooded
Frontage:	340'±
Taxes:	\$4,049.46 (2024 Est.)

REDUCED: \$169,000.00
~~SALE PRICE: \$249,000.00~~

SITE

Site Size:	27.45 Acres
Parcel ID:	000RR/0011/08A
Zoning:	M-1

Demographics 2025	3 Mile	5 Miles	10 Miles
Population	17,936	38,727	100,506
Avg HH Income	\$45,058	\$51,313	\$73,132
Median Age	32.8	34.5	36.7

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LOCATION

Lot is located just north of the railroad tracks and US Marine Corps Logistics Base. Conveniently situated, this location offers quick access to both Highway 82 and Highway 19. Within the area you'll find prominent neighbors such as Super Wal-Mart, Walgreens, Roses, USPS, Mock Road Mini Storage, and a variety of restaurants and other retail options.



NOTES

Lot is zoned M-1 Light Industrial for a wide variety of uses, making it well-suited for diverse uses such as an industrial park, storage facility, warehousing, workshops, cell phone towers, and more. Notably, this lot comes with the added benefit of railroad access. Broker is protected at 6%.

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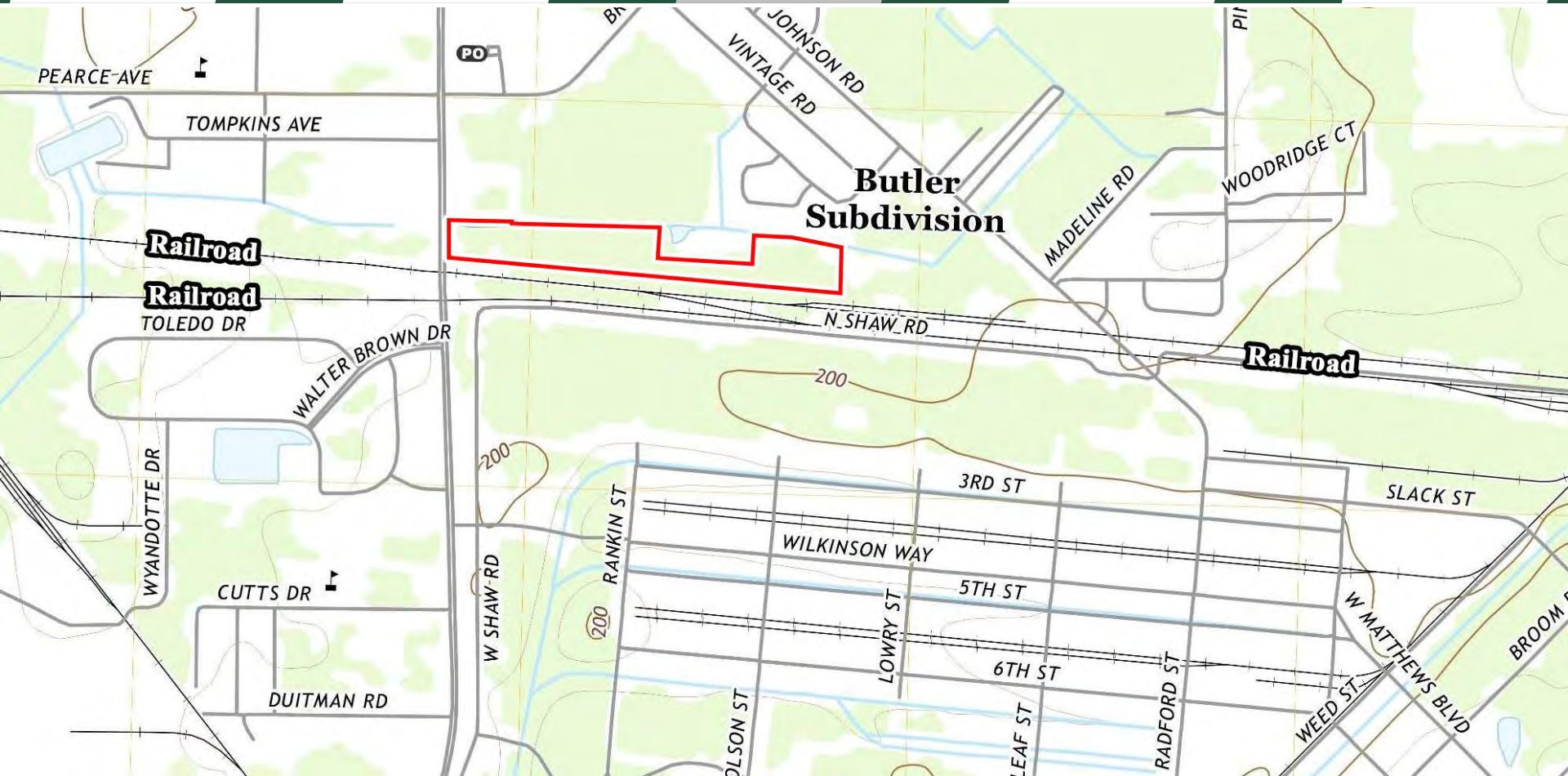
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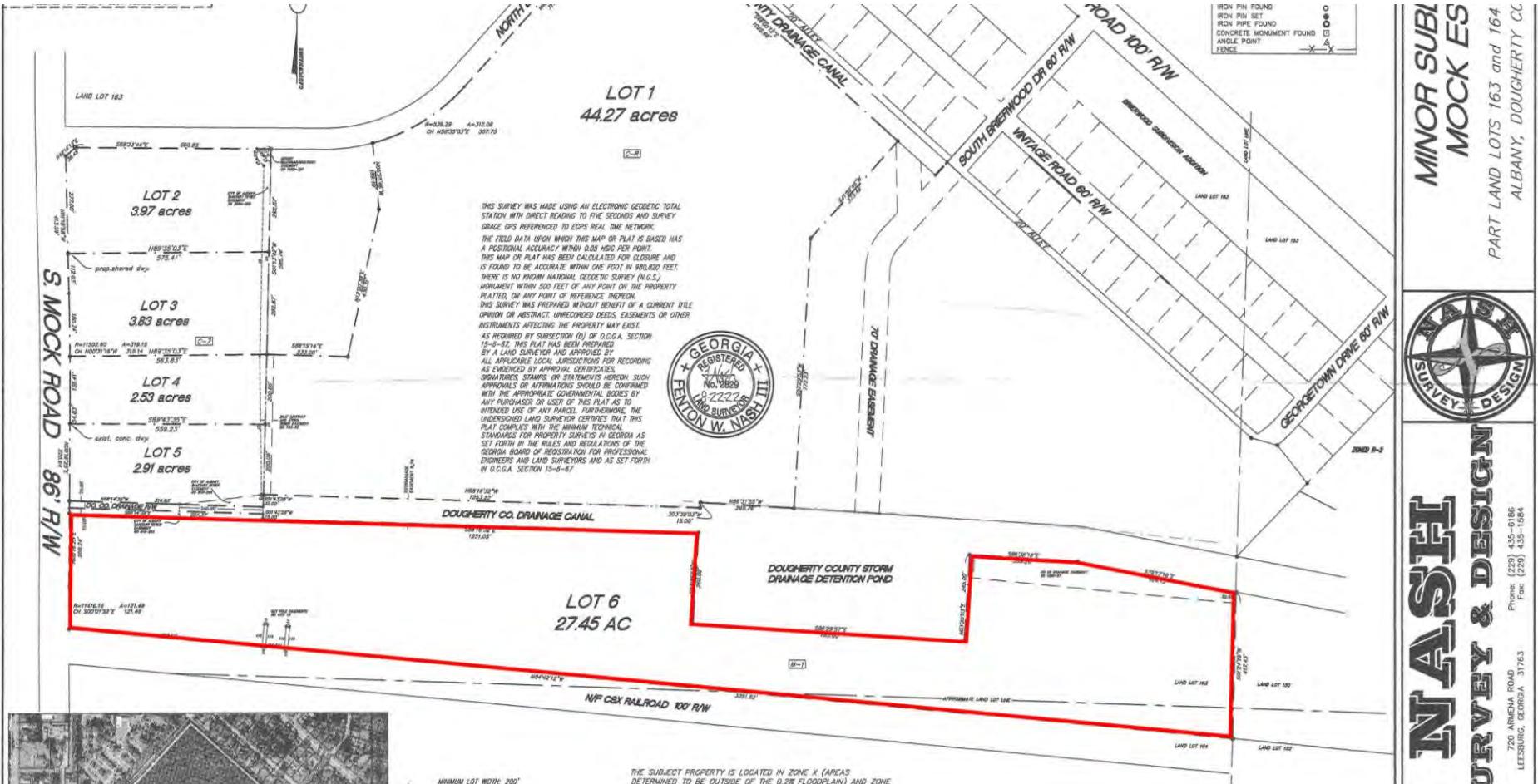
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