

Commercial Building For Sale

3321 Holley Road -Lizella, GA 31052

\$725,000 List Price



Scott Free, Broker Owner
478-951-3333 Cell
478-218-2600 Office
scottfree@cbfreerealty.com



Coldwell Banker Commercial The Free Group
1271 S. Houston Lake Road
Warner Robins, GA 31088
www.cbfreecommercial.com

Property Overview

8,000 SF BUILDING

ZONED C1

ACCESS EASEMENT

BUILT IN 1999

Description

Coldwell Banker Commercial The Free Group introduces an 8,000 SF commercial building for sale located at 3321 Holley Road in Lizella, GA.

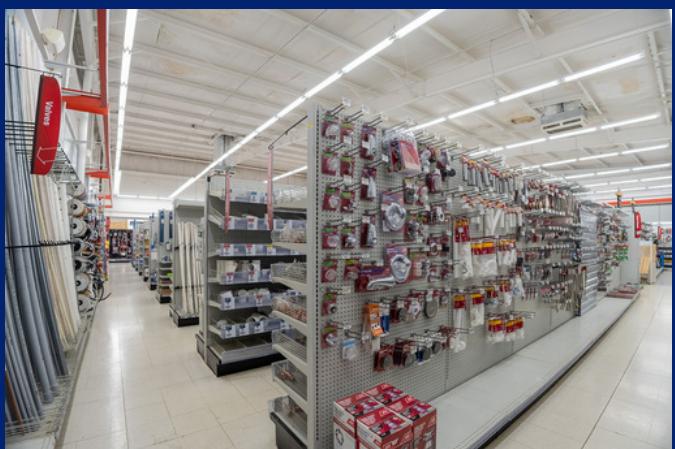
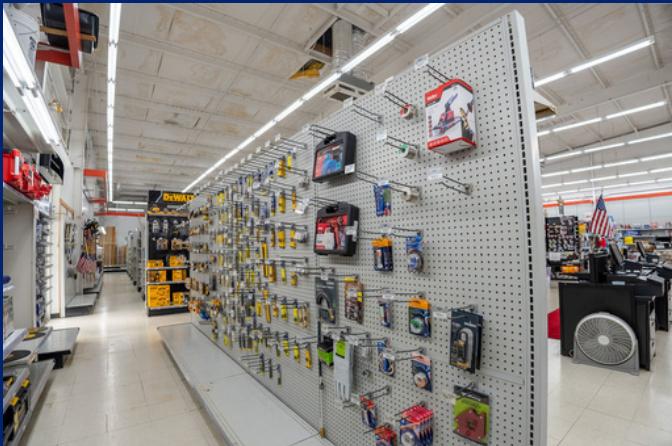
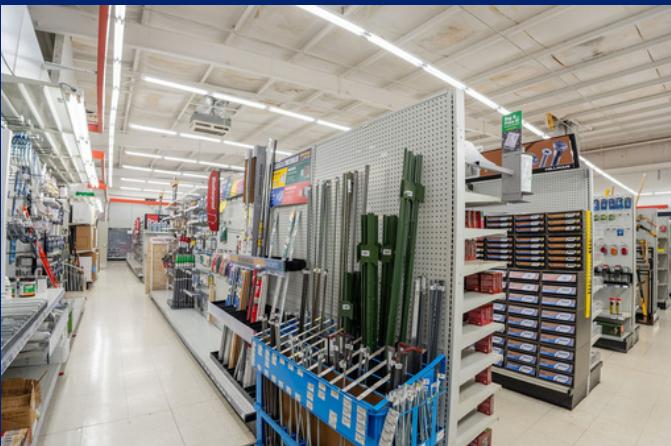
Built in 1999, the commercial building is currently operating as an Ace Hardware store. There is a partially fenced in area on the left rear side of the building with ample parking. To accept large deliveries, there is one roll up door and a man door on that same side. The interior is all wide open with an office, storage room/breakroom, and separate his and her bathrooms. The space can be utilized for many different commercial purposes including retail, warehouse, storage, and industrial flex space. There is a reciprocal driveway access easement in place from the entrance off of Holley Road for vehicular access for customers and delivery drivers. Property is zoned C1 and sits on a total of 4.45 acres.



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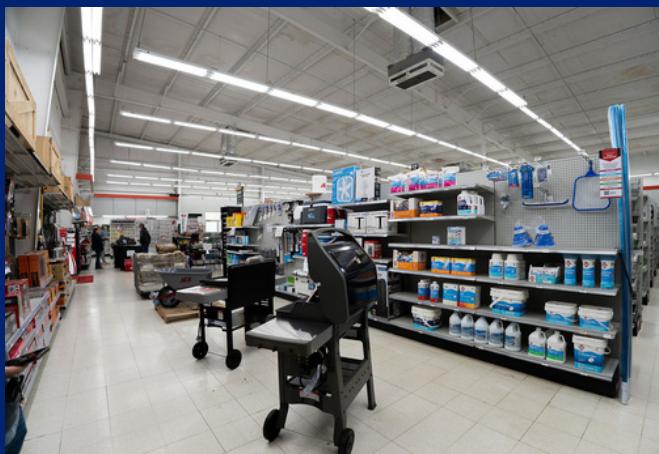
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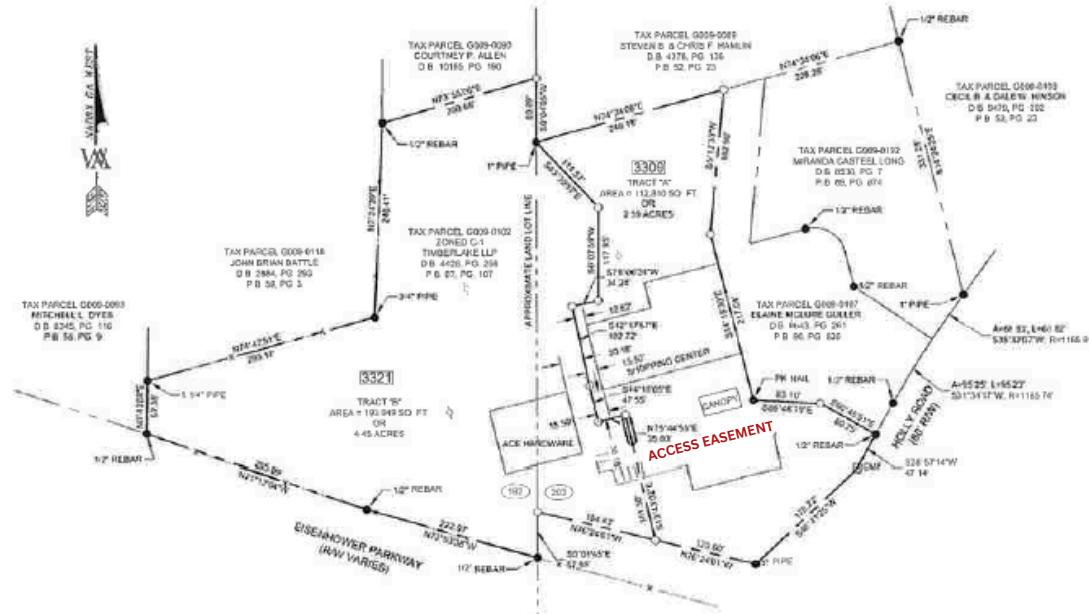
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Type: GEORGIA STANDARD PLATS
Recorded: 11/02/2021 2:13:09 PM
Fee Amount: \$10.00 Page 1 of 1
Bibb County Superior Court
Eliza Woodford Clerk

Permittee ID: 074624592

BK 94 PG 882

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.



NOTES

CERTIFICATION

This Plat is a re-tracement of an existing parcel or parcels of land as recorded in Plat Book 94, Page 176 and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not constitute a finding of the suitability of the land for availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for professional land surveying as prescribed by the Georgia Board of Registration of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-4-67.

Carl E. Lee, GAI, SPC#2744
COA #5F00594



1. THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 107-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AS FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 164-47 AS AMENDED BY HB76 (2017).
2. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MECH SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SIGNATURED AND SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-32.
3. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM INFORMATION PROVIDED BY THE APPLICANT. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4. THE PERIOD OF TIME OVER WHICH THESE MEASUREMENTS SHOW AN AVERAGE REGULAR ACCURACY OF ONE FOOT AT THE 95% CONFIDENCE LEVEL, THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 103.72 FEET THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SURVEYING INSTRUMENT PRECISELY RECEIVER, FIELD WORK COMPILLED ON 8/17/2020.
5. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL FAULTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
6. BY RECORDING THIS PLAT, THE APPLICANT AGREES TO USE WITHIN ZONE B* OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13321001250, DATED JUNE 7, 2017.
7. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE "TRACT B" FROM TAX PARCEL 0009-0102.

LEGEND

IRON PIN FOUND	●
IRON PIN SET IN 1/2" REBAR W/CAP	○
CONCRETE MONUMENT FOUND	□
PROPERTY LINE	—
STREET ADDRESS	3309
LAND LOT NUMBER	291
FENCE	X

100 0 100 200 300
GRAPHIC SCALE IN FEET

Revisions	Revision
No.	Date
1	JAN 20, 2021 REVERSED SUBDIVISION LINE
2	JAN 26, 2021 REVERSED ACREAGE
3	MAY 8, 2021 CORRECTED ACREAGE

THE DRAWINGS CONTAINED IN THIS PLAT ARE THE PROPERTY OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC. THEY ARE PROVIDED FOR THE USE OF THE RECORDING OFFICE AND THE APPLICANT. THEY ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE.

WELLSTON ASSOCIATES LAND SURVEYORS, LLC
ST. ORGAN BULLYLAND, SUITE 2
W. NEAL HOBBS, CPMPOLA, LIAW
101 ICE CAMP DR, SUITE 100
WWW.WELLSTONASSOC.COM

WAX

WELLSTON ASSOCIATES
LAND SURVEYORS, LLC

3RD LAND DISTRICT
GEORGIA

LAND LOTS 182 & 203
MACON-BIBB COUNTY

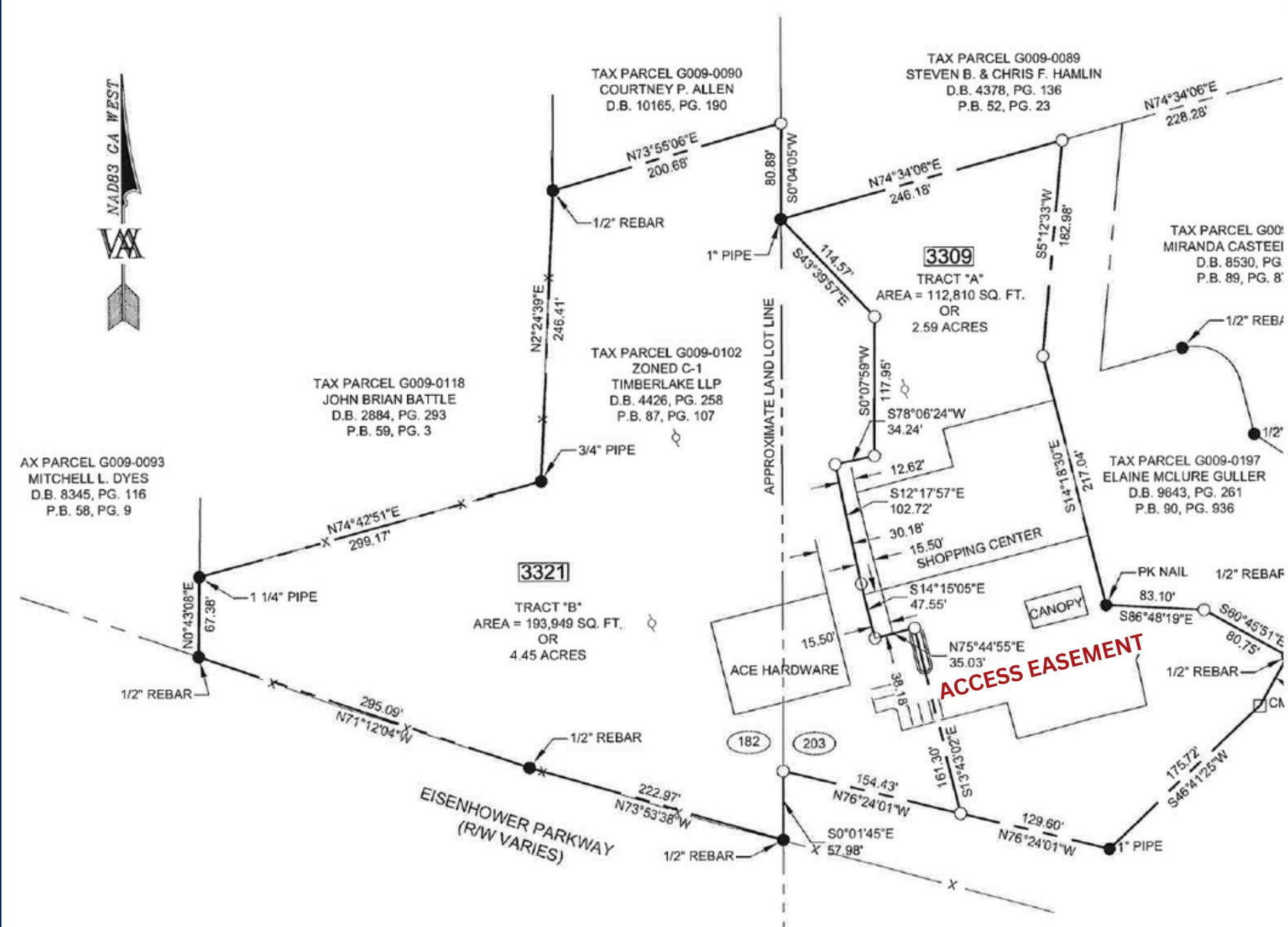
Project No.: 103-616
Drawing No.: 616-SDV
Drawn By: C B L
Checked By: W. S. B.
R.L.S. No.: 0000

Date: JULY 1, 2020
Scale: 1"=100'
Sheet No.: 1 of 1

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