

# SAL

## **О**

### ATHENS AREA HUMANE SOCIETY

\$499,000

1781 Mars Hill Road Watkinsville, GA 30677

**AVAILABLE SPACE** 5,434 SF

### **FEATURES**

- Zoned O-I-P in Oconee County
- 1.36-acre parcel
- · Highly visible site
- Convenient to 316 and Athens

### **AREA**

Located in a high-density location off Mars Hill Road in Oconee County.



### **OFFICE**

706.354.7870

Frank Thompson 706 340 7511 fthompson@cbcworldwide.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL **UPCHURCH REALTY** 2405 West Broad Street, Athens, GA 30606

CBCWORLDWIDE.COM



### SALE

### ATHENS AREA HUMANE SOCIETY

1781 Mars Hill Road, Watkinsville, GA 30677





### **OFFERING SUMMARY**

Sale Price:	\$499,000		
Lot Size:	1.36 Acres		
Year Built:	1987		
Building Size:	5,434 SF		
Zoning:	O-I-P		
Price / SF:	\$91.83		

### **PROPERTY OVERVIEW**

Existing 5,434 square foot structure currently serving as a humane society and veterinary hospital.

### **PROPERTY HIGHLIGHTS**

- Zoned O-I-P in Oconee County
- 1.36-acre parcel
- Highly visible site
- Convenient to Highway 316 and Athens

### **PROPERTY WEBSITE**

**Click Here** 

CBCWORLDWIDE.COM

Frank Thompson 706 340 7511 fthompson@cbcworldwide.com





1781 Mars Hill Road, Watkinsville, GA 30677













CBCWORLDWIDE.COM







1781 Mars Hill Road, Watkinsville, GA 30677













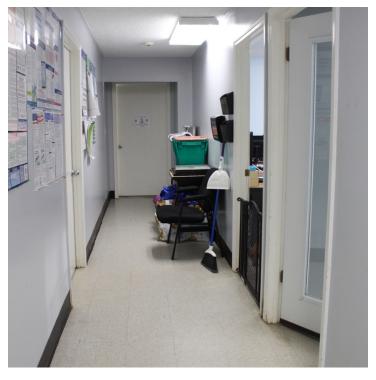
CBCWORLDWIDE.COM





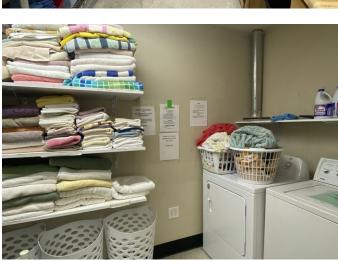


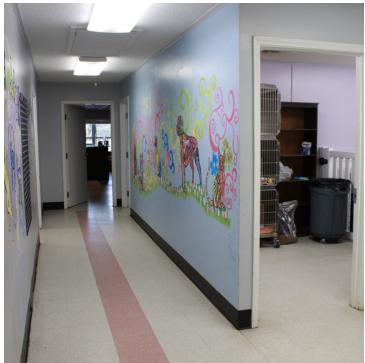
1781 Mars Hill Road, Watkinsville, GA 30677











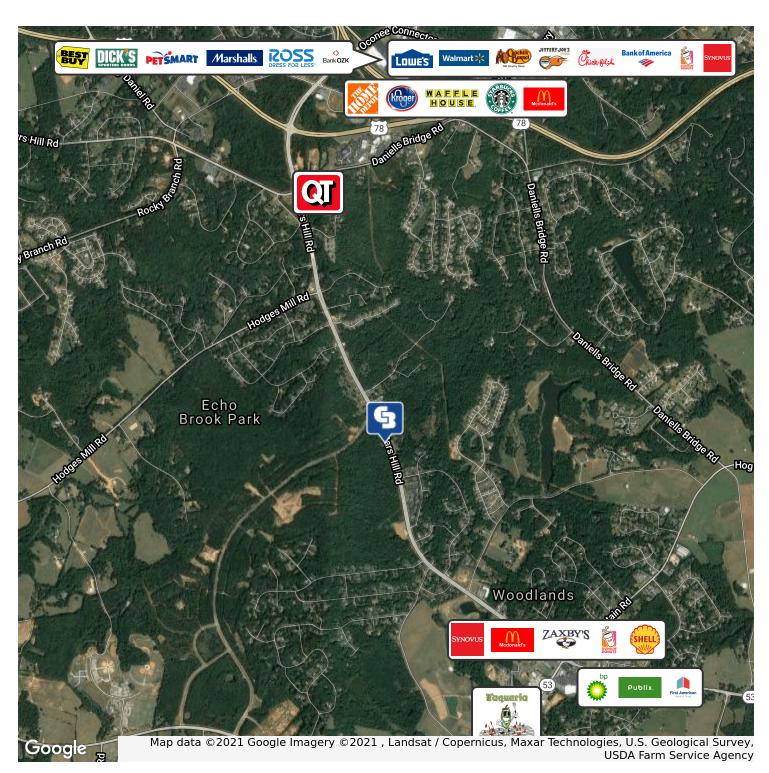
CBCWORLDWIDE.COM







1781 Mars Hill Road, Watkinsville, GA 30677



CBCWORLDWIDE.COM



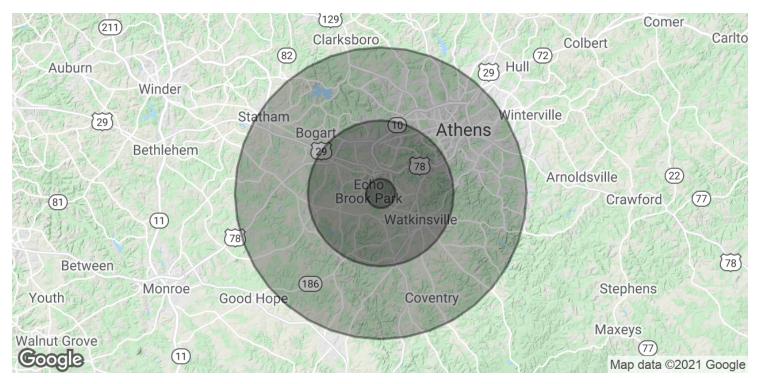




### SALE

### ATHENS AREA HUMANE SOCIETY

1781 Mars Hill Road, Watkinsville, GA 30677



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,063	37,632	155,825
Average age	40.7	34.9	30.7
Average age (Male)	37.4	34.1	29.8
Average age (Female)	43.0	35.6	31.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	380	14,380	56,046
# of persons per HH	2.8	2.6	2.8
Average HH income	\$118,217	\$86,963	\$61,043
Average house value	\$269,745	\$277,843	\$223,802

<sup>\*</sup> Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Frank Thompson 706 340 7511 fthompson@cbcworldwide.com

