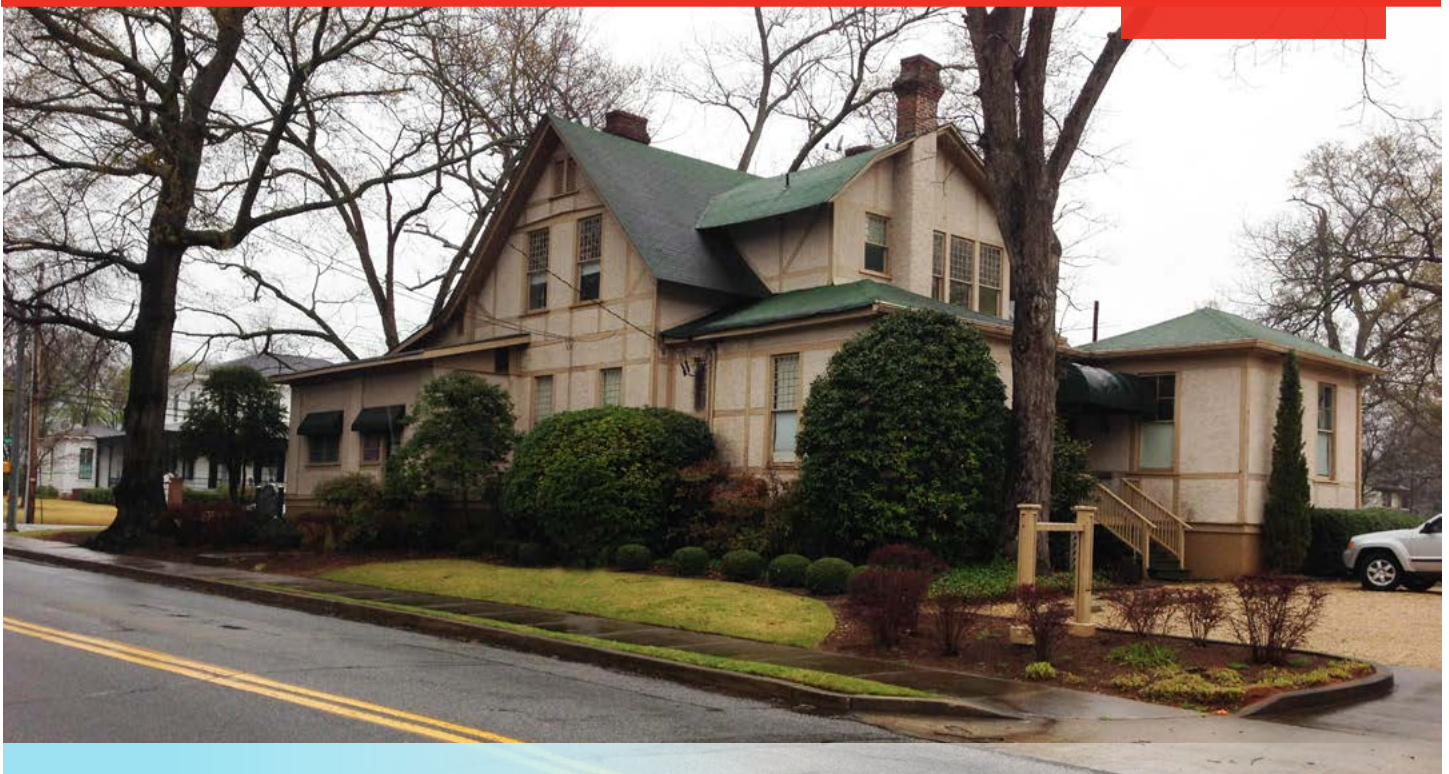


320 N. Milledge Avenue

Athens, GA 30601 | Clarke County

FOR SALE
OR LEASE



FOR SALE / LEASE: OFFICE, RETAIL, MIXED-USE

FOR SALE 4,712 SF / \$650,000

FOR LEASE 900 – 4,712 SF / \$12 NNN Negotiable

HIGHLIGHTS

- Zoned Commercial-Office in medical / legal / professional district
- Historic 1903 Structure in elegant Historic CobbHam District
- High visibility at Hancock Ave & N Milledge Ave. (13,023 & 7,339 cars/day)
- Just inside N Athens loop, north of 10 & 78
- Walking distance to Downtown Athens, UGA and surrounding amenities
- 11.5 ft ceilings down with fireplaces and historic wood moldings/doors throughout
- Solid Structure and exterior – minor interior cosmetics needed
- Perfect for University Services, Lawyer, Accountant, Doctor, etc.
- Shown BY APPOINTMENT ONLY

RICK WORONIECKI
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rworoniecki@ackermanco.net

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PROPERTY PHOTOS



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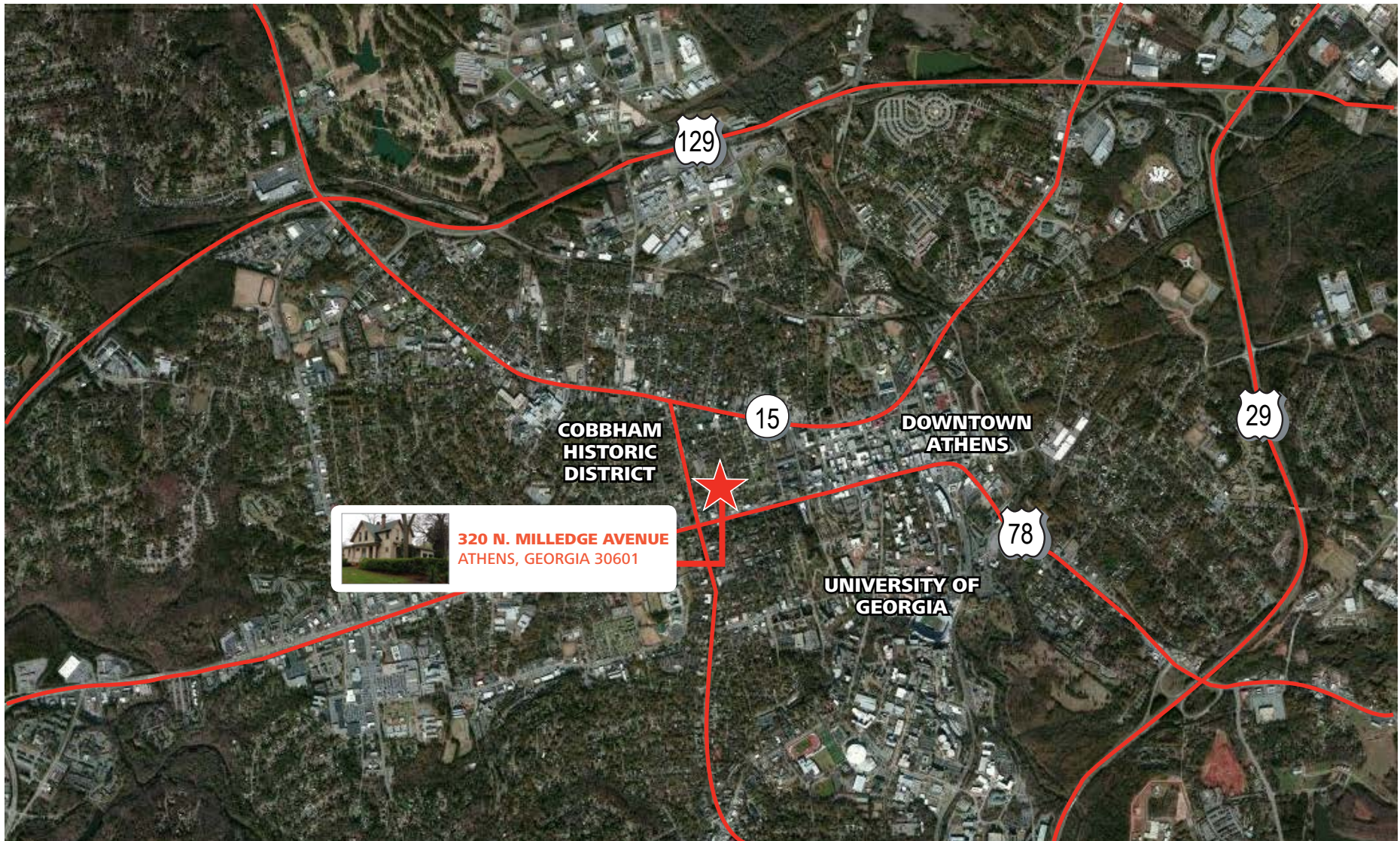
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AERIAL



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CLOSE-IN AERIAL



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BIRD'S EYE VIEW



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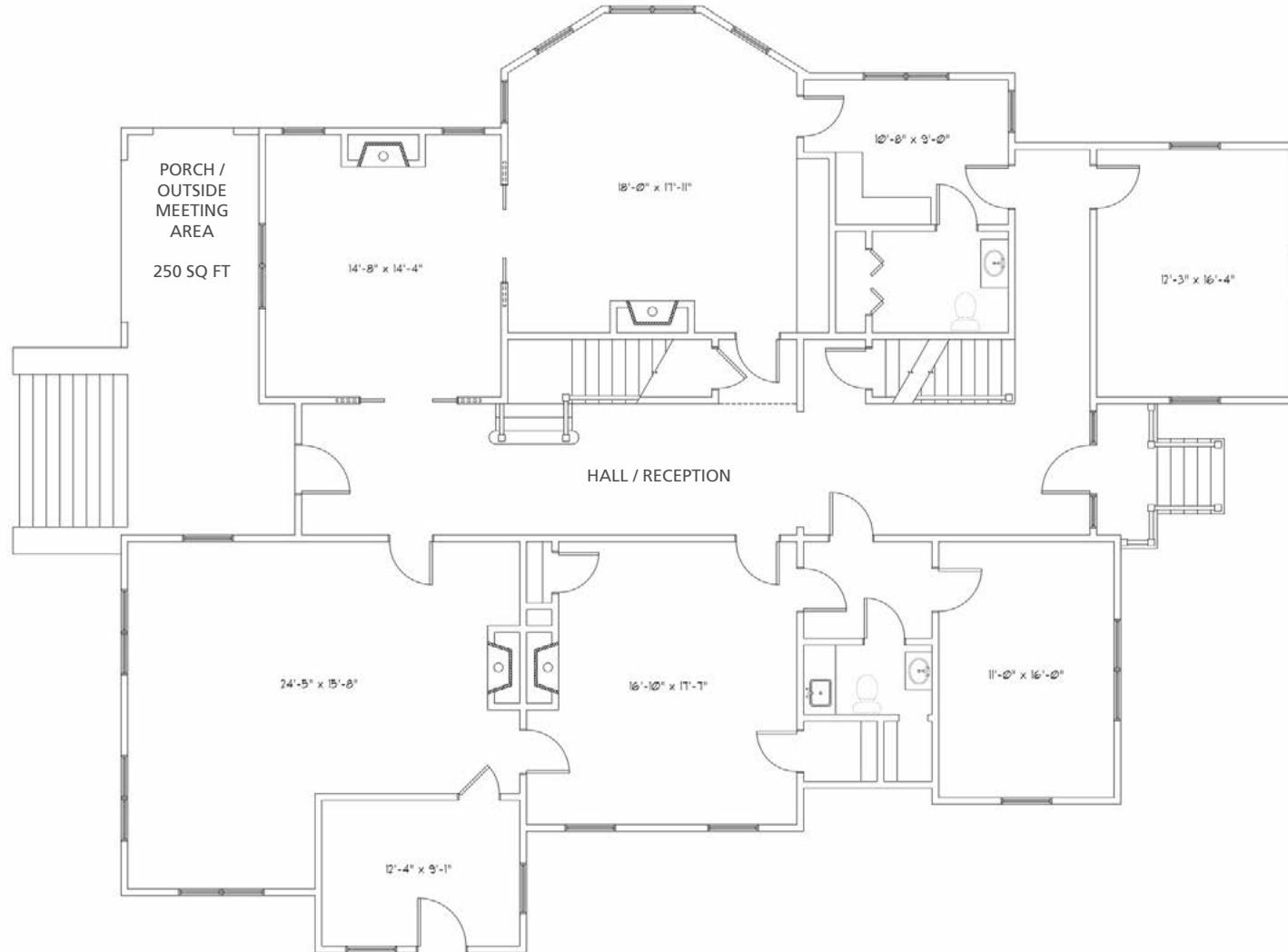
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FLOOR PLAN - 1ST FLOOR



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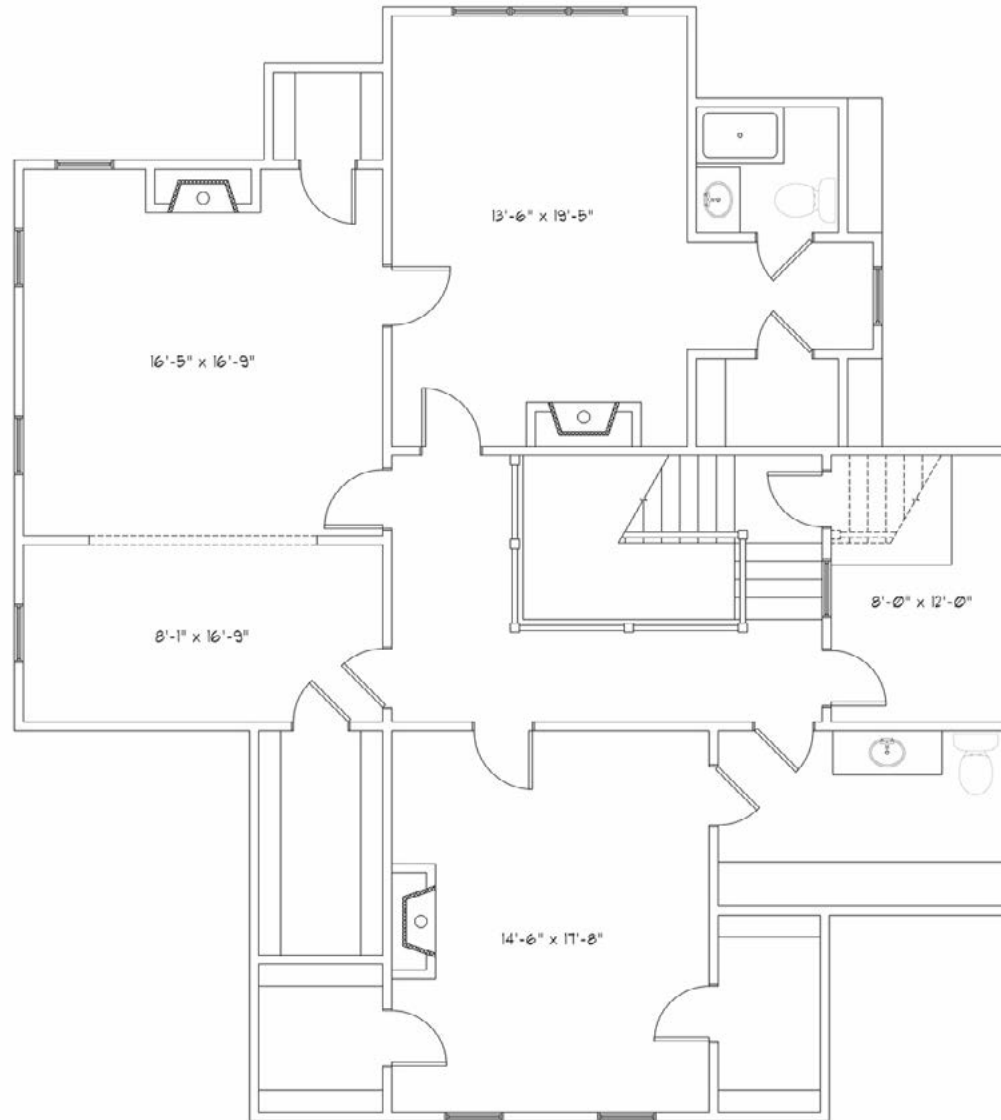
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FLOOR PLAN - 2ND FLOOR



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