

Multi-Use Property
White Oak River Trading
2999 North Columbia St.
Milledgeville, GA 31061

 **FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com

REDUCED!



Building Size: 2 Buildings - 1,611 SF & 640 SF
Lot Size: .89 acres
Frontage: 102'
Depth: 397'
Utilities: Water & sewer
2018 Taxes: \$1,498.31
Year built: 2010 - remodeled & expanded in 2018
Zoning: None - county land plan
Traffic: 21,000 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: 16x40
- Rear building is ideal for retail or office
- Wide open space

Reduced Price: \$465,000

~~Sale Price: \$499,000~~

**Owner will consider
Leasing and Owner Financing
\$2,200 NNN**

**FOR MORE
INFORMATION
CONTACT**

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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



2019 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,205	5,623	11,806
Median Age	39.5	41.3	42.2
Average HH Income	\$66,877	\$74,621	\$74,823

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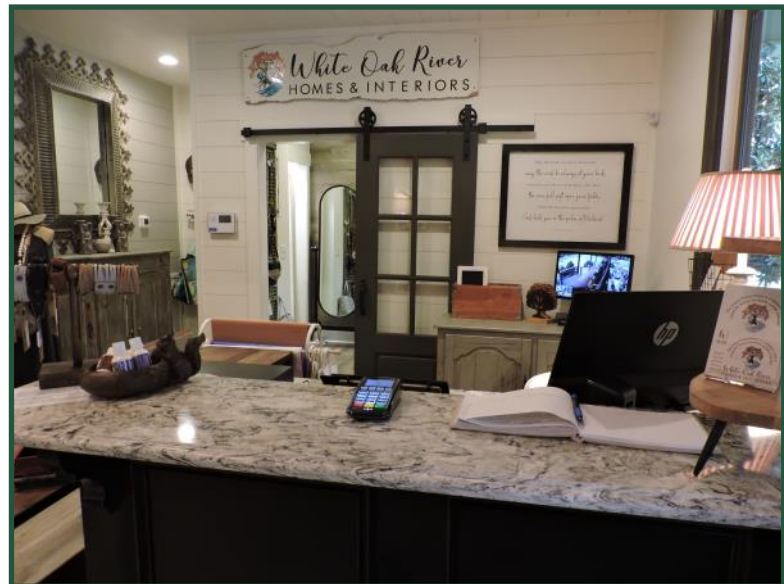
Open Area



Office or Retail Space



Rear Covered Porch



Front Counter - Office behind

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Loft Area



Rear Building



Rear Building Inside



Back Lot

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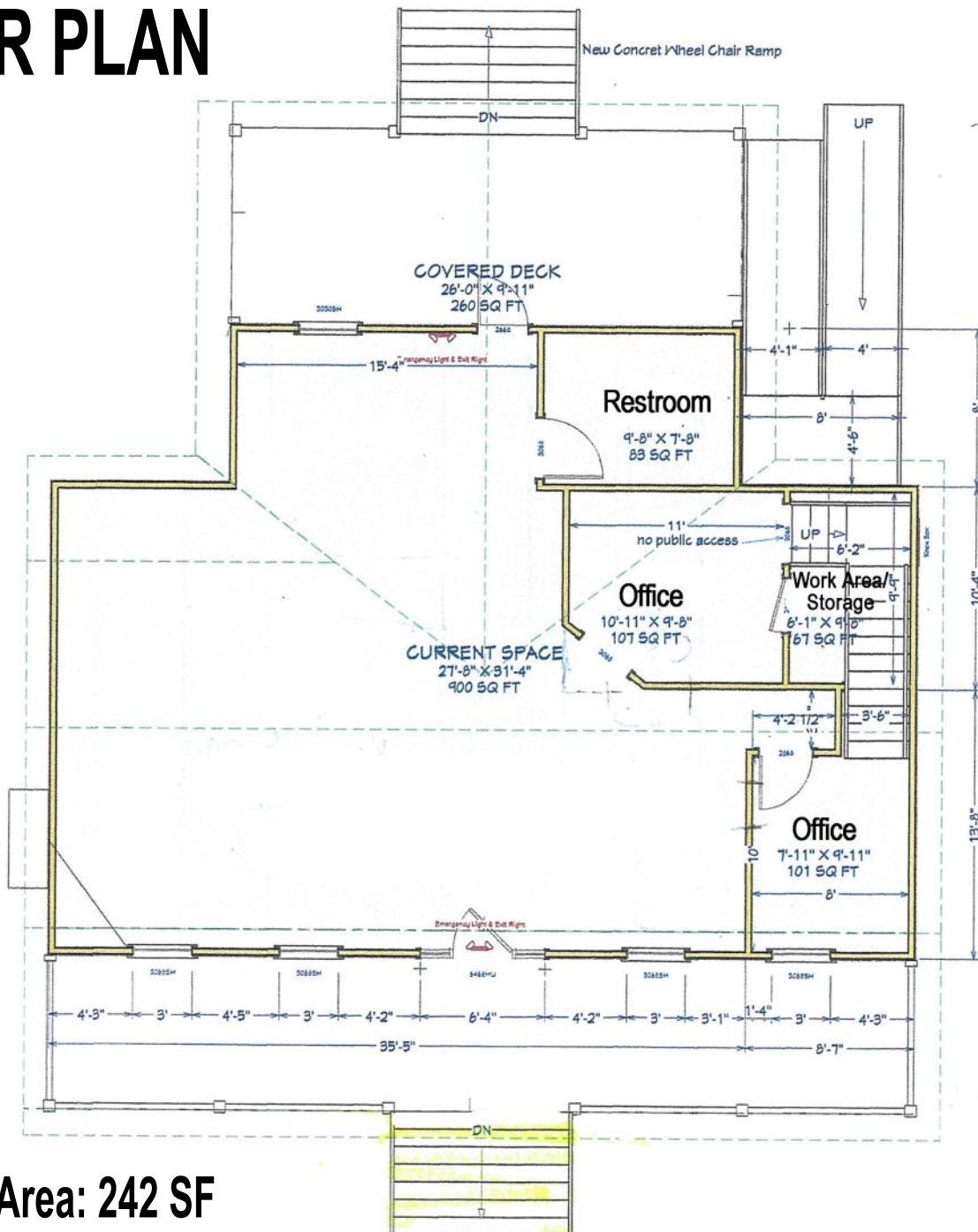
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FLOOR PLAN



Loft Area: 242 SF

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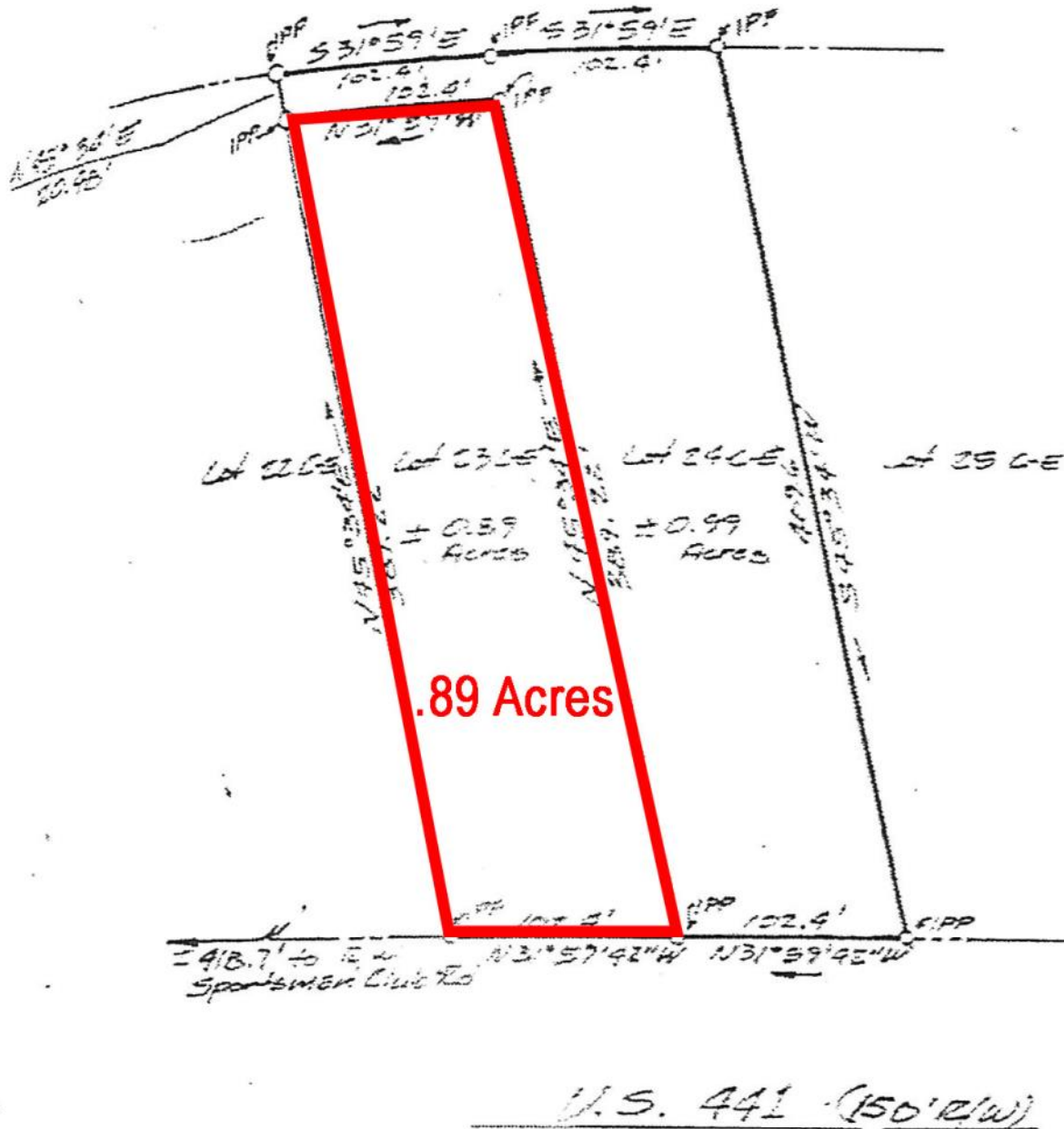
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PLAT



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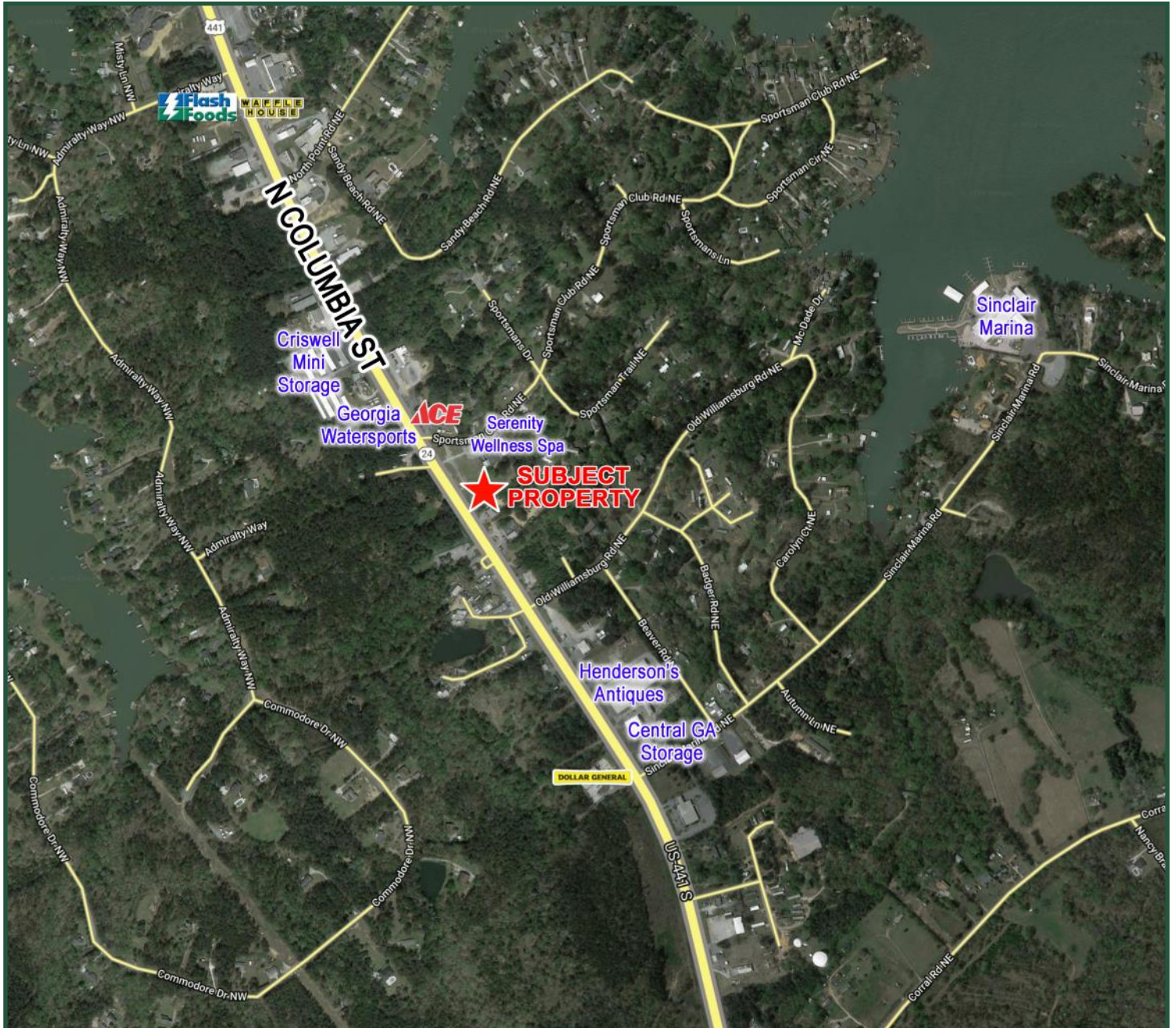
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