



**Commercial** \$ 125,000  
 #:3578090 **Active** **Broker:** CLPJ01 **Area:** 331 **Map:** 999a9  
[0 Philadelphia Lane](#) **Media:** 2  
**City:** JASPER **State:** GEORGIA **County:** PICKENS **Zip:** 30143  
**Current Zoning:** C-2 **SquareFt :** **Yr Built:** 2007 **Age Desc:** New/Under Construction  
**Acres:** 0.83 **Lake Name:** NONE **Waterfront:**  
**# Buildings:** 0 **# Parking:** 10  
**Type of Property:** Business Park, Commercial, Warehouse  
**Directions:** From C21 Lindsey & Pauley @corner of Hwy 515 & Hwy 53 W: N on Hwy 515 just past Camp Rd. Ext signal to 1st Rd. on R. R on Old Philadelphia. L on Philadelphia Ln. In culdesac.

### Public Remarks

Commercial building lot in thriving new business park located within 1/4 mile from Highway 515 and right in the commercial heart of Pickens County. Ready to build. Level site. Easy access to transportation, shopping, government, and everthing else. Stubbed for all utilities.

### General Information

**Current Use:** None **Location:** Business Park, Free Standing  
**RecomZone:** Commercial, Industrial, Office/Warehouse **Road Front Ft:** 48 **Road Type:** Paved, Public Maintain  
**Sale Includes:** Land Only **Improvements:** Street Lights, Undergrnd Utils  
**Const:** Metal Siding, Steel Frame **Unit Faces:** SW **Setting:** Mountain, Other  
**Loading:** None **Basement:** Slab/None  
**Floors:** None  
**Topography:** Level

### Other Descriptive Information

Hcap - None	LndlUti - None	UtilAvail - Water	Enrgy - None
MiscEqp - None	LndlExp - None	Docs@Office - Aer Photo	
Misc - One Story	UtilAvail - Cable	Docs@Office - Floor Plan	
Misc - 220 Volt Power	UtilAvail - Electric	Docs@Office - Legal Desc	
Misc - 440 Volt Power	UtilAvail - Gas	Docs@Office - Plat	
Misc - Paved Parking	UtilAvail - Sewer	Heat - None	
Roof - None	UtilAvail - Telephone	Cool - None	

### Legal, Financial & Tax Information

<b>Tax ID:</b> <a href="#">030D-000-096-05</a>	<b>LandLot:</b> 235	<b>District:</b> 12	<b>Section:</b> 2	<b>Lot:</b> 3	<b>Block:</b> 0
<b>Plat Book/Page:</b> RR/53	<b>Taxes/Tax Yr:</b> \$754/2007	<b>Proposed Finance:</b>			
<b>Special:</b> None	<b>Owner Finance:</b> Y	<b>Assumable:</b> No	<b>Gross Income:</b> \$		
<b>GrossExp:</b> \$	<b>NOI:</b> \$ <b>Cap Rate</b>	<b>Annual Utl:</b> \$	<b>Annual Exp:</b> \$		

Wed, Oct 10, 2007  
10:59 AM

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Requested By: [SUSAN KNIGHTON](#)