



Commercial \$ 125,000
 #:3578076 **Active** **Broker:** CLPJ01 **Area:** 331 **Map:** 999a9
[0 McKenzie Blvd.](#) **Media:** 4
City: JASPER **State:** GEORGIA **County:** PICKENS **Zip:** 30143
Current Zoning: C-2 **SquareFt :** **Yr Built:** 2006 **Age Desc:** New/Under Construction
Acres: 0.75 **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. L at 1st driveway

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:** 10 **Road Type:** Easement, Paved
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	LndIUti - None	UtilAvail - Water	Engry - None
MiscEqp - None	LndIExp - 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

Tax ID: 030D-000-096-010	LandLot: 235	District: 12	Section: 2	Lot: 7B	Block: 0
Plat Book/Page: SS/208	Taxes/Tax Yr: \$754/2007	Proposed Finance:			
Special: None	Owner Finance: Y	Assumable: No	Gross Income: \$		
GrossExp: \$	NOI: \$ Cap Rate	Annual Utl: \$	Annual Exp: \$		

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12:33 PM

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Requested By: [SUSAN KNIGHTON](#)