




Commercial \$ 370,000
 #:3577859 **Active** **Broker:** CLPJ01 **Area:** 331 **Map:** 999a9
Media: 
[68 McKenzie Blvd.](#)
City: JASPER **State:** GEORGIA **County:** PICKENS **Zip:** 30143
Current Zoning: C-2 **SquareFt :** **Yr Built:** 2006 **Age Desc:** New/Under Construction
Acres: 0.88 **Lake Name:** NONE **Waterfront:**
Buildings: 1 **# Parking:** 15
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 R on Old Philadelphia. L on Philadelphia Ln. 1st Drive on L.

Public Remarks

Commercial office warehouse building in thriving new business park located within 1/4 mile from Highway 515 and right in the commercial heart of Pickens County. New commercial development surrounds property. Easy access to transportation, shopping, government, and everthing else.

General Information

Current Use: Business, Prof Service, Warehouse
RecomZone: Commercial, Industrial, Office/Warehouse
Sale Includes: Buidng & Land
Const: Metal Siding, Steel Frame **Unit Faces:** South
Loading: Dock, Drive In Door, Overhead Door
Floors: Ceramic Tile, Concrete
Topography: Level
Location: Business Park, Free Standing
Road Front Ft: 10 **Road Type:** Easement, Paved
Improvements: Curbs & Gutters, Street Lights, Undergrnd Utils
Setting: Mountain, Other
Basement: Slab/None

Other Descriptive Information

Hcap - 32 inch or + doors	Roof - Metal	UtilAvail - Telephone	Cool - Central Electric
Hcap - Stepless Entry	LndIUti - None	UtilAvail - Water	Cool - Other
MiscEqp - None	LndIExp - None	Docs@Office - Aer Photo	Enrgy - None
Misc - One Story	UtilAvail - Cable	Docs@Office - Floor Plan	
Misc - 440 Volt Power	UtilAvail - Electric	Docs@Office - Legal Desc	
Misc - Paved Parking	UtilAvail - Gas	Docs@Office - Plat	
Misc - Restrooms	UtilAvail - Sewer	Heat - Electric	

Legal, Financial & Tax Information

Tax ID: 030D 096 009	LandLot: 235	District: 12	Section: 2	Lot: 7A	Block: 0
Plat Book/Page: SS/208	Taxes/Tax Yr: \$2513/2007	Proposed Finance:			
Special: None	Owner Finance: Y	Assumable: No		Gross Income: \$	
GrossExp: \$	NOI: \$	Cap Rate	Annual Utl: \$	Annual Exp: \$	

Tue, Oct 16, 2007
02:46 PM

Information herein is provided by Seller and is, therefore, not guaranteed. © FMLS 2002-2007

Requested By: [SUSAN KNIGHTON](#)