

For Sale

Downtown Monroe, GA

8,280 sq ft

Fully Renovated

Historic 2-Story Building

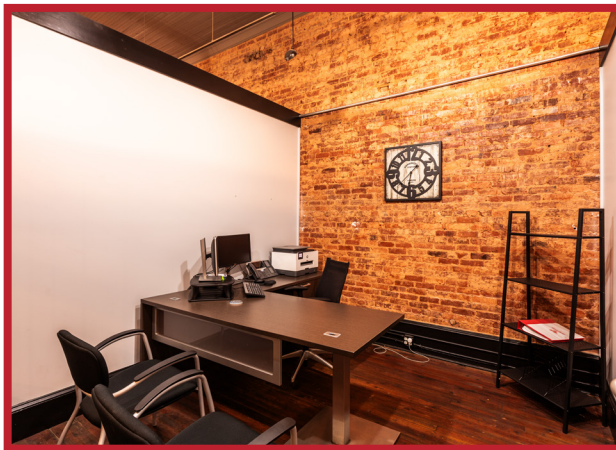


Renovated Historic Downtown Building

Downtown Monroe, GA is a thriving, developing town located just 50 miles east of Atlanta and just 30 miles west of Athens. The bustling live, work, play environment is attracting new businesses and new residences because the historic towns are the most popular areas for investment. Today's business owner and residents are looking for the authentic feel that cannot be recreated in a new development. Stroll down the tree lined streets of Monroe and you will not want to call any other place home for yourself or your business. A critical tipping point of investment and activity has occurred here.

The Downtown Development Authority and the City of Monroe have invested much time, money and effort to preserve, protect and promote the downtown area. This is all coming together with significant redevelopment occurring and new businesses choosing Monroe for their home. A Livable Centers Initiative (LCI) study was performed and a future development plan was adopted. This has led to millions of dollars in investment in street scape improvements on South Broad. You will not find a better place to invest for your future.

Building Features



This building has the potential for office, retail, restaurants and loft apartments and the present zoning allows all of these uses.

- 2 Story Building
- 8,280 sf (4,140 sf per floor)
- Floor to Ceiling front windows
- 13,000 cars per day exposure

Upstairs

- 2 separate offices
- 1 large room
- 2 bathrooms

Downstairs

- Lobby
- Conference Room
- Main Office
- 11 separate offices
- Kitchen/Break Room
- Bathroom

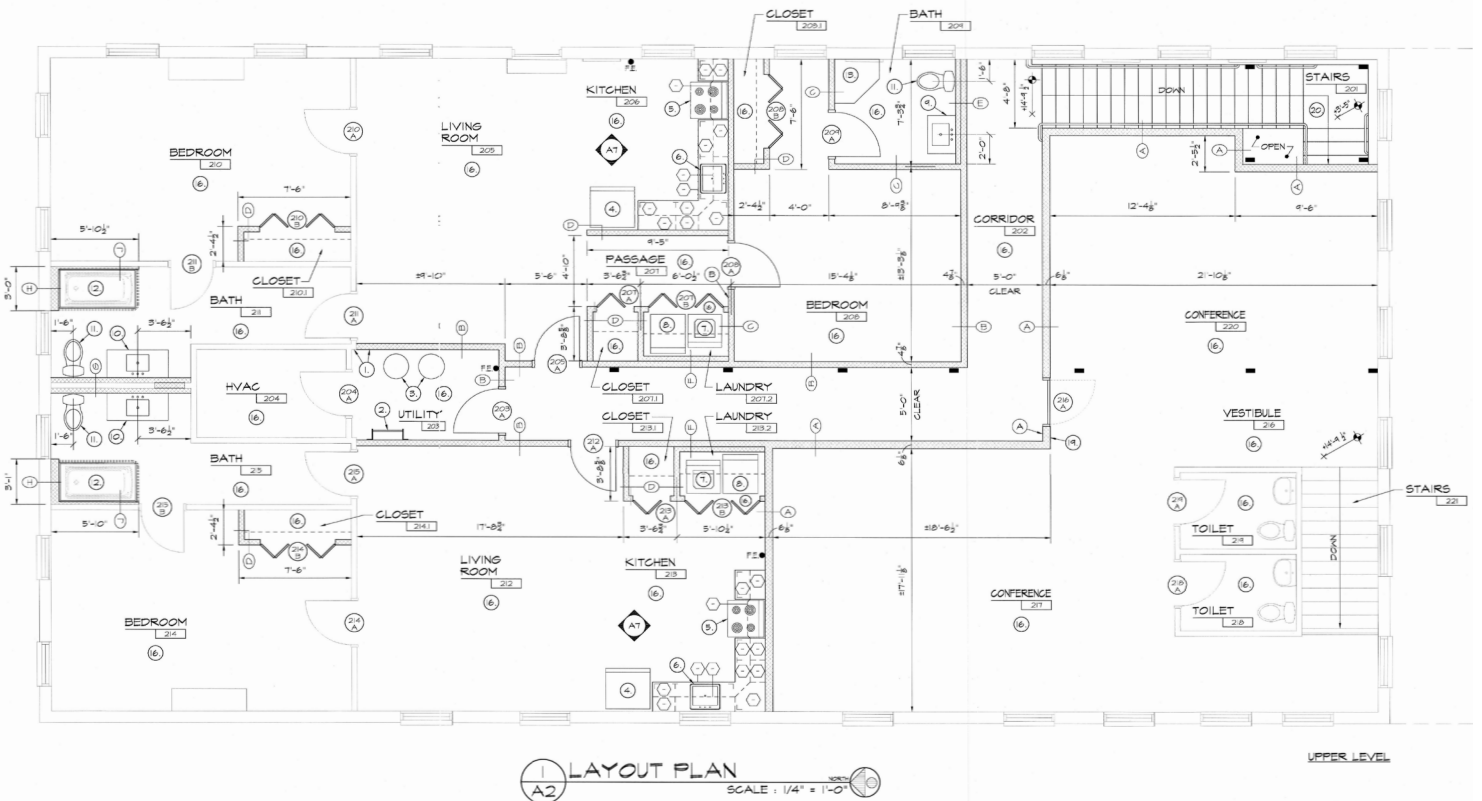
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Completely renovated in 2015:

- New HVAC
- Beautiful Brick Walls restored and exposed
- New Electrical
- New Plumbing
- New High Grade double hung windows upstairs
- R38 Insulation Blown in

Popular North Broad Street



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Potential Incentives



The incentives for investment within this district show the commitment to this area and gives owners a boost for the area.

- Façade Grant
- Low interest loans

\$1,450,000

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