



Landmark Office Building In Milledge Ave Historic District

337 S Milledge Avenue | Athens, GA 30605

Property Overview

For sale for the first time ever! Introducing a rare opportunity in the heart of the Milledge Avenue Historic District! This two-story office building boasts approximately 22,000 square feet (per tax record) of prime commercial space.

With double road frontage on both Milledge Avenue and Harris Street, this property offers excellent visibility and accessibility. Situated near Downtown Athens and Five Points, this location is highly sought after for its convenience and charm.

With 119 parking spaces available, there is ample room for both tenants and clients to park conveniently. The parking lot also generates income from rental agreements, game days, and other special events throughout the year.

The Butler Building presents the perfect opportunity for an owner-occupant to utilize the building's existing income to offset expenses or for an investor/developer to maximize the property's unique features and create a new landmark development in this historic location.

Don't miss your chance to own a piece of history on one of Athens' most prestigious streets. Contact us today to schedule a viewing and learn more about this incredible property!

Property Highlights

- Located in the Milledge Avenue Historic District
- Approximately 22,000 SF (per tax record)
- Two-Story Office Building
- Double Road Frontage on Milledge Avenue and Harris Street
- Close Proximity to Downtown Athens and Five Points

Offering Summary

Sale Price:	\$7,800,000
Building Size:	21,824 SF
Lot Size:	1.75 Acres

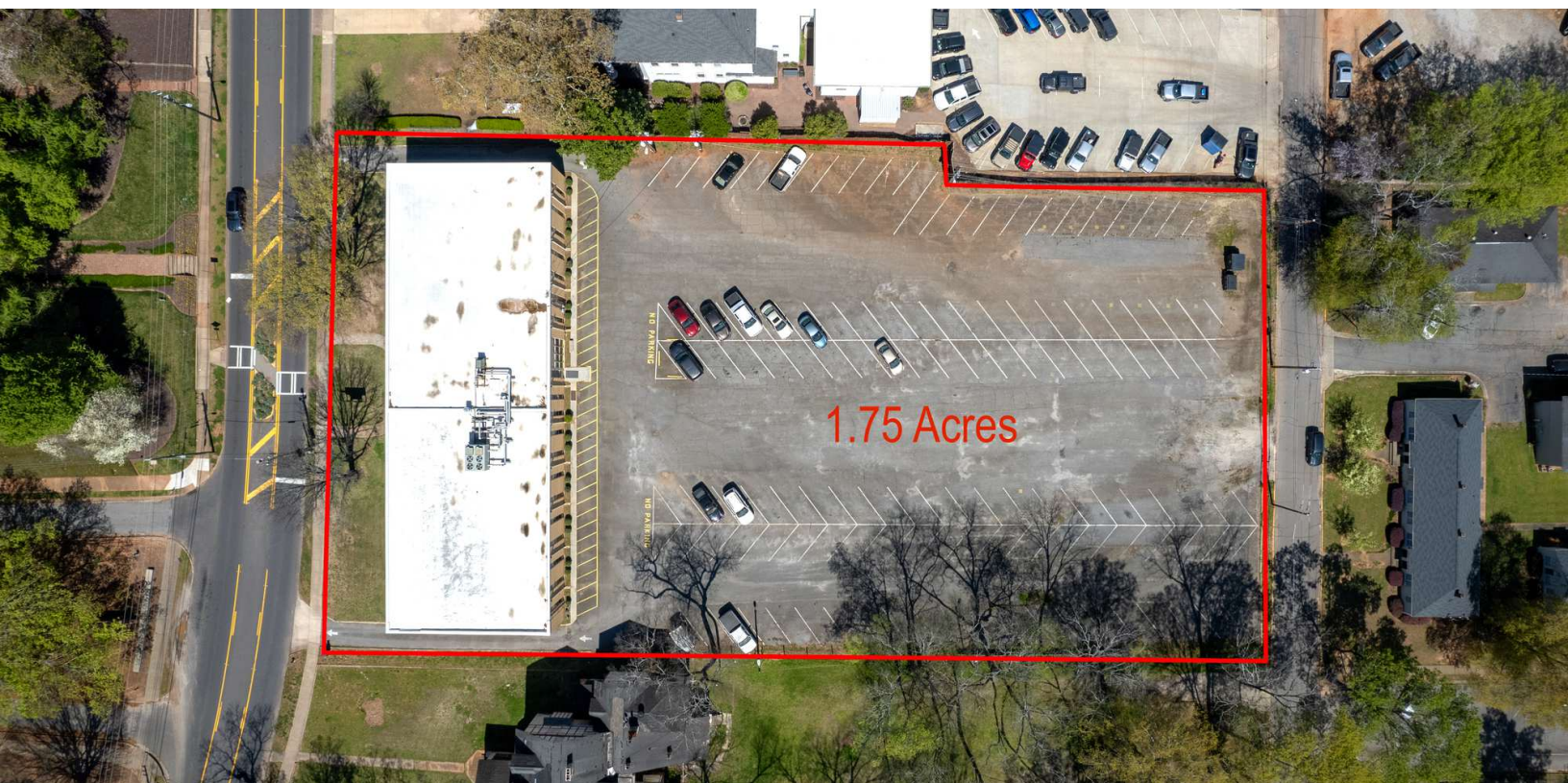
VIDEO

For More Information

Brian Elrod, CCIM

O: 706 553 1000 | C: 678 859 6110
brian@naielrod.com | GA #251606





For Sale
21,824 SF | \$7,800,000
Office Building

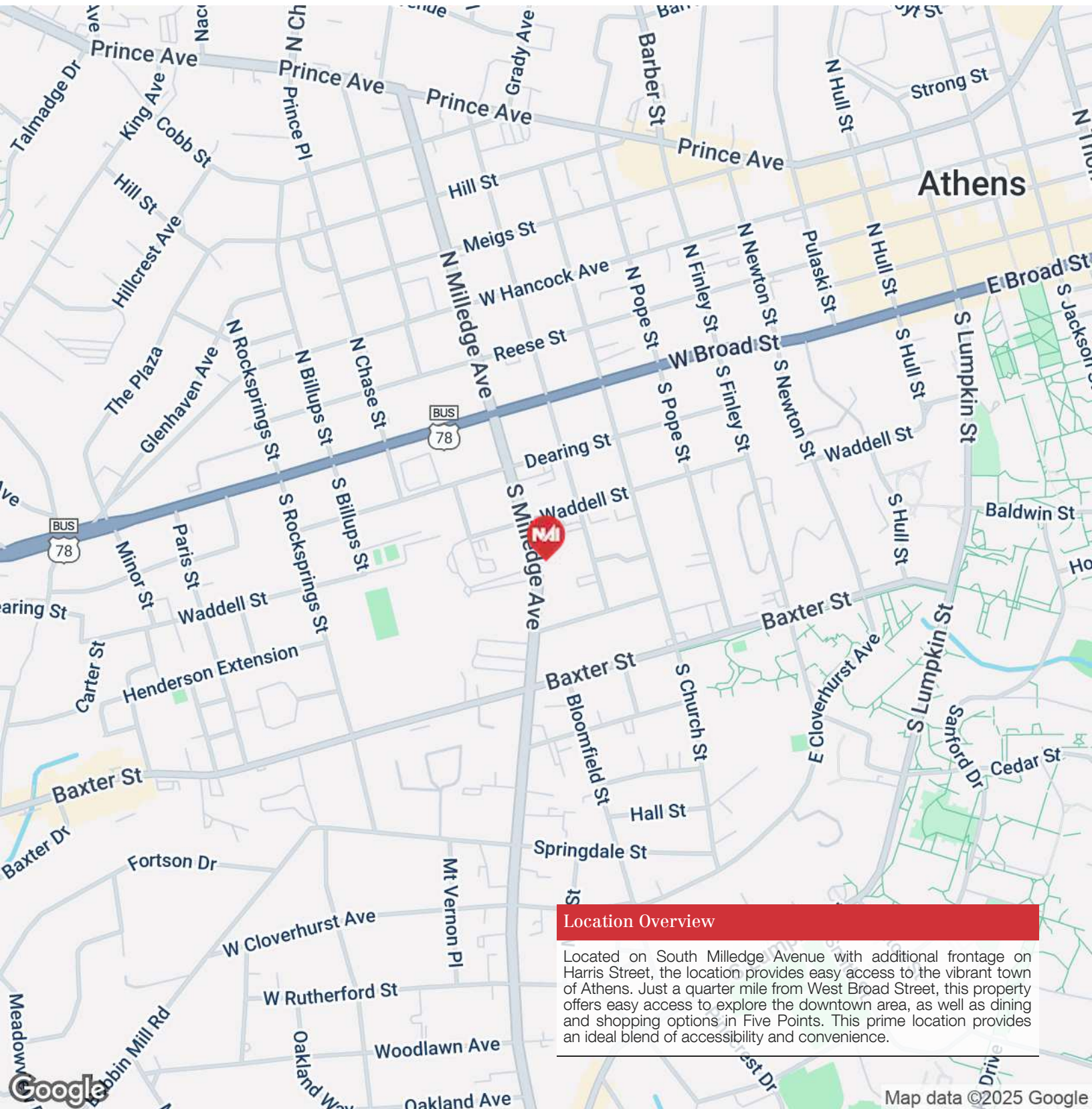




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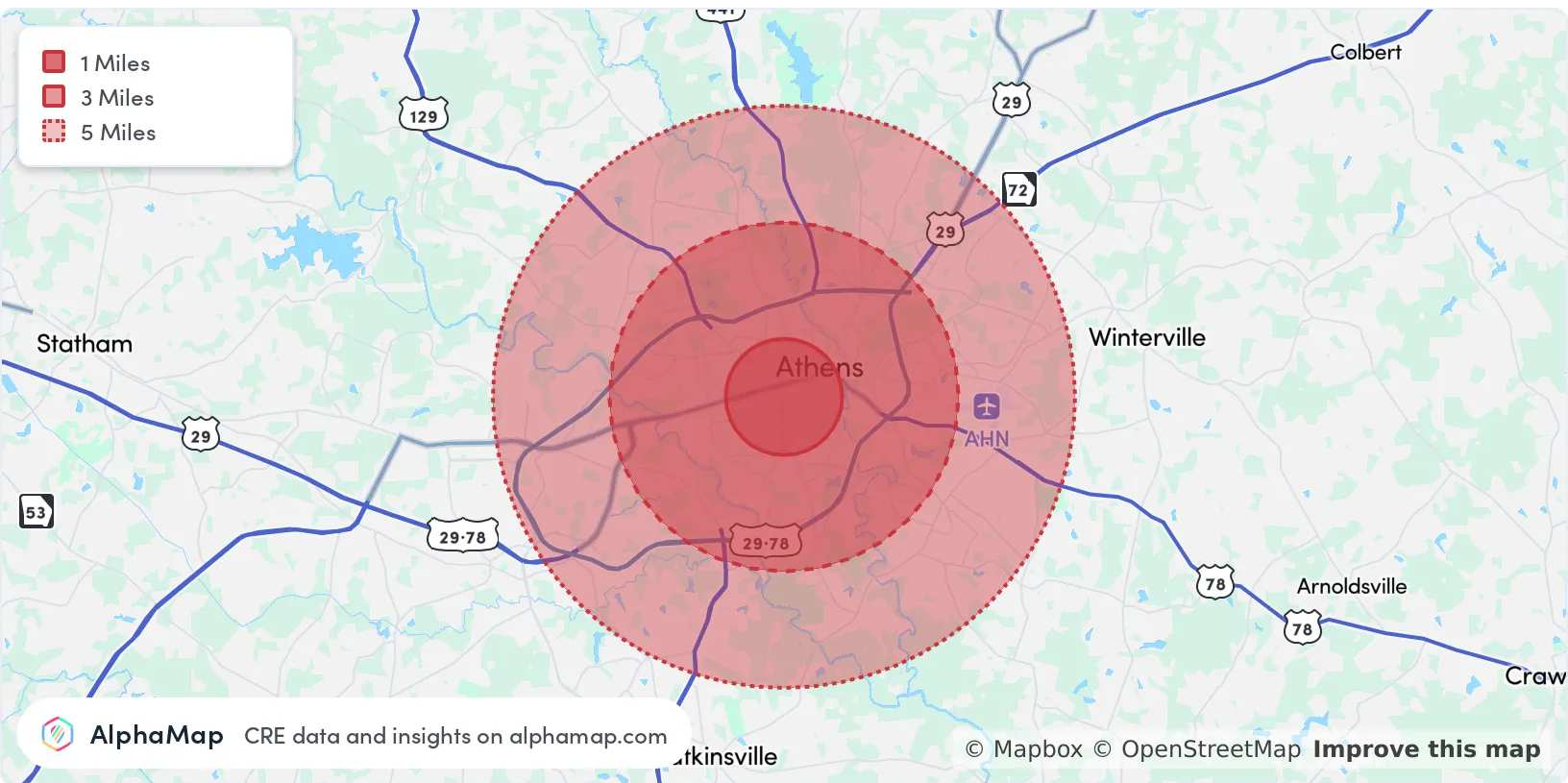
Office Building



Location Overview

Located on South Milledge Avenue with additional frontage on Harris Street, the location provides easy access to the vibrant town of Athens. Just a quarter mile from West Broad Street, this property offers easy access to explore the downtown area, as well as dining and shopping options in Five Points. This prime location provides an ideal blend of accessibility and convenience.

Map data ©2025 Google



Population	1 Mile	3 Miles	5 Miles
Total Population	17,549	73,466	121,867
Average Age	29	32	35
Average Age (Male)	29	31	34
Average Age (Female)	29	32	35
Household & Income	1 Mile	3 Miles	5 Miles
Total Households	5,628	28,866	48,800
Persons per HH	3.1	2.5	2.5
Average HH Income	\$61,988	\$67,975	\$79,618
Average House Value	\$447,899	\$358,172	\$344,056
Per Capita Income	\$19,996	\$27,190	\$31,847

Map and demographics data derived from AlphaMap