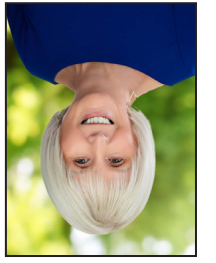




**BERKSHIRE
HATHAWAY
HOMESERVICES**
GEORGIA
PROPERTIES

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MLS 1026664

This property truly offers the best of both worlds — commercial potential and comfortable loft space, all in a prime downtown location. Enjoy a front-row seat to community events, including the annual Hummingbird Festival, parades, and other celebrations that bring Hogansville to life. Take part in a variety of parades and celebrations throughout the year to include the annual Hummingbird Festival, parades and other celebrations that bring Hogansville to life. Conveniently located approx 2 miles from Interstate 85 for easy access North or South, and less than 45 minutes from downtown Atlanta.

This spacious warehouse provides incredible versatility and can be adapted to suit a variety of business types. Features include a Commercial wet sink, dishwasher, and half bath and an Upper-level DJ type booth. Previously used for storage of movie memorabilia, vehicles and collectibles, the space has also hosted private events — including birthday parties and even a wedding! The possibilities are truly endless — retail, service center, studio, event venue or creative workspace. Office / Loft area with a Living Room, full kitchen with stainless steel appliances and granite countertops, Built-in bookcase with revolving cabinet for hidden storage, Washer & Dryer included. Media Room with surround sound system and a 120" theater screen (projector not included), Bedroom, Laundry Shoot, Bathroom with an oversized tiled shower with beautiful glass block accent walls, a vanity with granite countertops, and a custom built California Closet system. Bamboo flooring in the Bedroom and Media Room. Central heat and A/C throughout the loft.



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THE WAREHOUSE



101 W Main Street # B

HOGANSVILLE, GA 30230



Contact Malinda Shelley for More Information on This Property 404-697-9817



101 W Main Street # B, Hogansville



Location, Location, Location! Own a piece of Historic Downtown Hogansville!

Step into the charm and opportunity of this 5,346± sq. ft. commercial building, perfectly positioned in the heart of Hogansville's historic district on Main Street where all the action takes place. Whether you're launching a new venture or expanding your current business, this property offers exceptional flexibility and endless potential. Don't miss your chance to be part of Hogansville's exciting growth and revitalization!

Property Highlights: Total Area: 5,346± sq. ft. includes a 1,134± sq. ft. office/loft area. 16 ft. Ceiling Height and with original 1920 Structural steel trolley beams for heavy lifting, Total electric with 220V and 110V service, plus a dedicated 30-amp outlet for a motor home (two separate electrical boxes) and an abundance of wall outlets throughout the warehouse. Three total roll up doors - two at 12'2" H x 10'5" W and one at 13'4" H x 10'5" W (one with remote opener) plus a Single glass entry personnel door with an additional roll-up door for privacy and security.