

2.85 Acres Commercial Frontage

16082 Hwy 17, Martin, GA



FOR SALE \$600,000



Property Overview

Rearden Wyatt is pleased to present approximately 2.85 acres of commercial land and a newly and expertly renovated house/office just 1.6 miles from I-85. Excellent visibility with 370 feet of frontage on Hwy 17 North, easy ingress/egress, and ample space for additional parking/laydown yard. The parcel was recently divided into two lots, so the building and acreage could be purchased in its entirety or the 1.85 acre on the east side of the lot, which is graded and has been granted a curb cut from the DOT, could be purchased separately for \$175,000.

For more information call Chad Brown 678-641-8273 or Alan Wyatt 770-361-0566

Property Highlights

- 1544 SF house/office - Totally renovated - New roof, HVAC, windows, electrical, plumbing, aluminum siding
- 3 bedrooms /office and 2 bathrooms
- Full kitchen, dining, utility, and large living room/reception area
- County water and fire hydrant
- Free standing masonry garage for additional storage
- Conveniently located 1.6 miles from exit 178 (Lavonia), 2 miles from Lavonia City Center, 50 miles from Greenville and 90 miles from Atlanta.
- The Hwy 17/I-85 interchange is a full service exit for commercial and recreational travelers with plenty of dining, lodging, and fueling options to choose from.

Property Details

Price:	\$600,000
Building SF:	1,544
Lot Size:	02.85 acres, appx
Zoning:	General Commercial
Frontage:	370 feet
Year Built:	1946
Renovated:	2026

Alan Wyatt

(770) 361-0566

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395604, Georgia

KELLER WILLIAMS REALTY

695 Mansell Rd. Suite 120

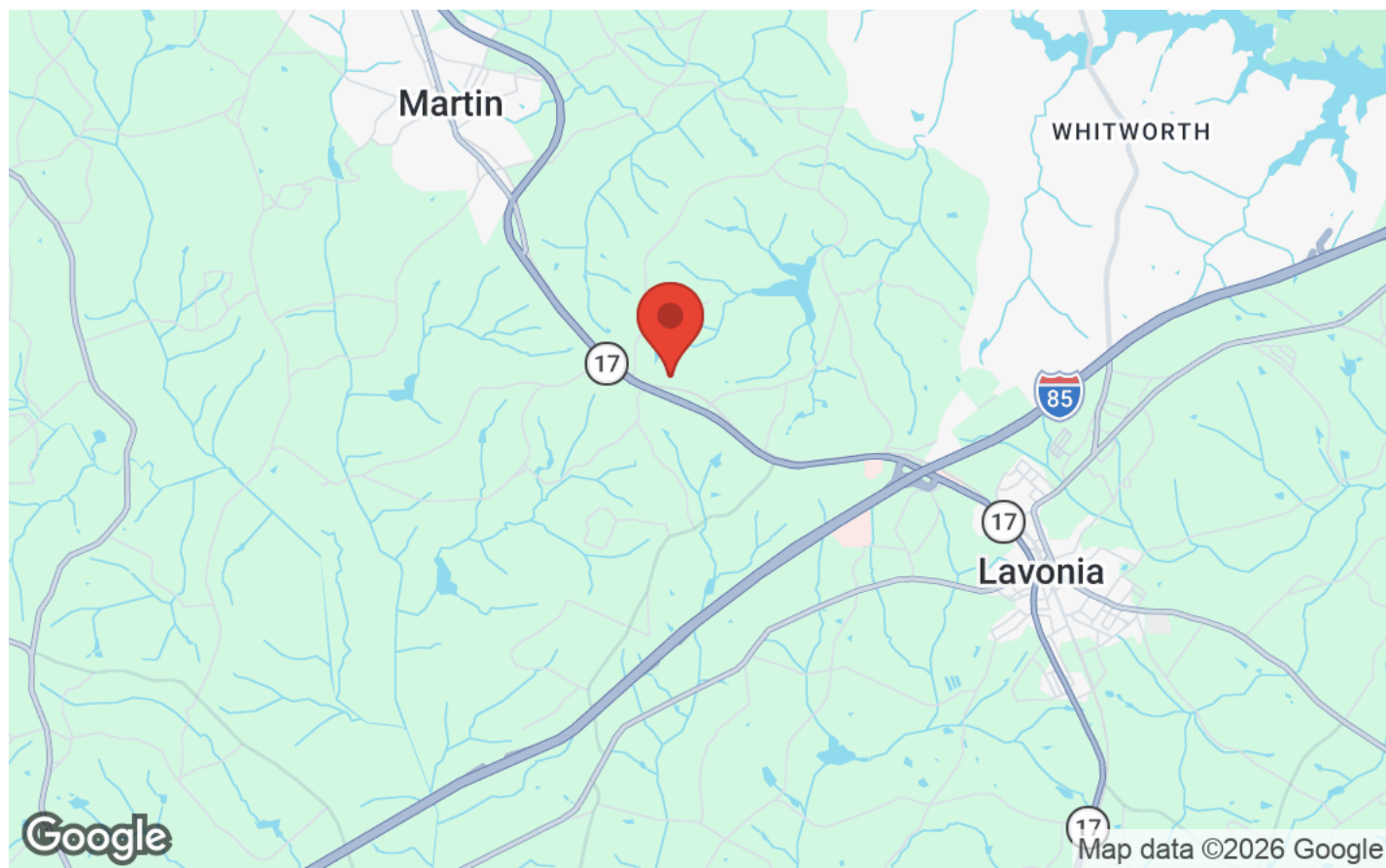
Roswell, GA 30076

Each Office is Independently
Owned and Operated



LOCATION MAPS

Hwy 17 Frontage Commercial Property
16082 Georgia 17 | Martin, GA 30557



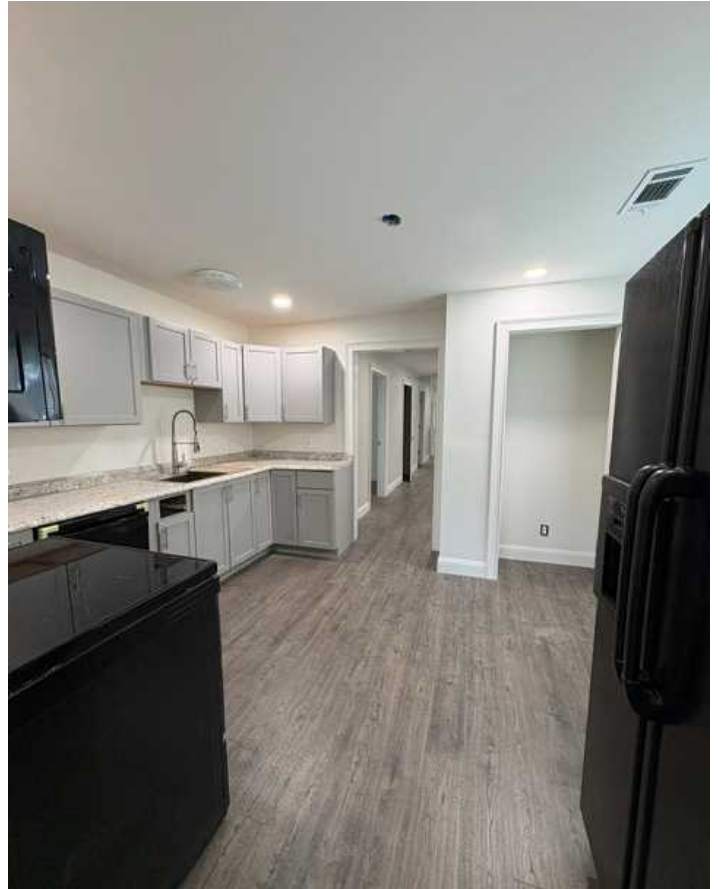
ALAN WYATT
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PROPERTY PHOTOS

Hwy 17 Frontage Commercial Property
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