

# FOR SALE 212 N GRANT STREET Fitzgerald, GA 31750



#### **PROPERTY HIGHLIGHTS**

0.67 acre tract with a 1,337 square foot building currently leased to a local carwash at 212 North Grant Street (US 129) in Fitzgerald, Ben Hill County, Georgia. Site has two curb cuts to North Grant and located near the downtown area.

TRAFFIC COUNTS	3,090 VPD	SPACE USE	Carwash
PARKING	Paved	MED. INCOME	\$33,340
YEAR BUILT	1940	10-MILE (POP.)	23,443
LAND SF	29,241	5-MILE (POP.)	15,046
BUILDING SF	1,337	SIGNAGE TYPE	N/A



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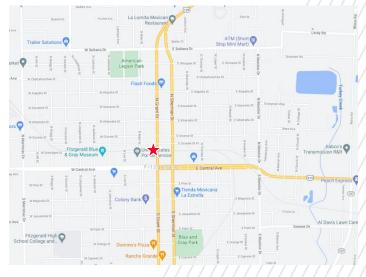
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### **ADDITIONAL INFORMATION**

0.67 acres with 1,337 square foot building near downtown area with paved parking. Could be converted to retail, office or other commercial uses.

Currently leased to Quiet Storm Carwash and Detail on a month-to-month basis at \$200.00 per month.





### LEGAL INFORMATION

TAX PARCEL ID	B7 S9 L22+
2020 RE TAXES	\$825.23
ZONING	Commercial

## RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

#### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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