

2607 Milledgeville Rd

2607 Milledgeville Rd, Augusta, GA 30904



Presented by
Coastal Real Estate Services, LLC



Price: \$129,900

Commercial redevelopment or land-bank opportunity in Augusta, GA
Located between Gordon Highway (US 78) and Deans Bridge Road (US 1)
Less than 3 miles from I-520 with strong regional accessibility
Site & Zoning B-1 zoning permits a wide range of commercial uses
Potential uses include medical supply, florist, motel, church, and other neighborhood-serving businesses
Investment Considerations
Cleared environmental status reduces redevelopment risk
Flexible zoning supports multiple exit strategies
Suitable for redevelopment or future land banking

2607 Milledgeville Rd

2607 Milledgeville Rd, Augusta, GA 30904



Coastal Real Estate Services, LLC is pleased to offer 2607 Milledgeville Road, a commercial redevelopment opportunity located in Augusta, Georgia. The property is strategically positioned between Gordon Highway (US 78) and Deans Bridge Road (US 1), two of Augusta's primary transportation corridors, and lies less than three miles from I-520, providing convenient access to regional traffic networks.

Formerly operated as a gas station, the site has received a No Further Action letter from the State of Georgia, clearing the way for redevelopment or long-term land banking. B-1 zoning allows for a broad range of commercial uses, including medical supply, florist, motel, religious facilities, and other neighborhood-serving businesses. This location is well suited for users seeking accessibility and flexibility without the pricing or competition of a "main and main" intersection.



Doug Carroll

D.Carroll@DCDadvisors.com

(912) 856-9222

Coastal Real Estate Services, LLC

117 Goette Trail
Savannah, GA 31410



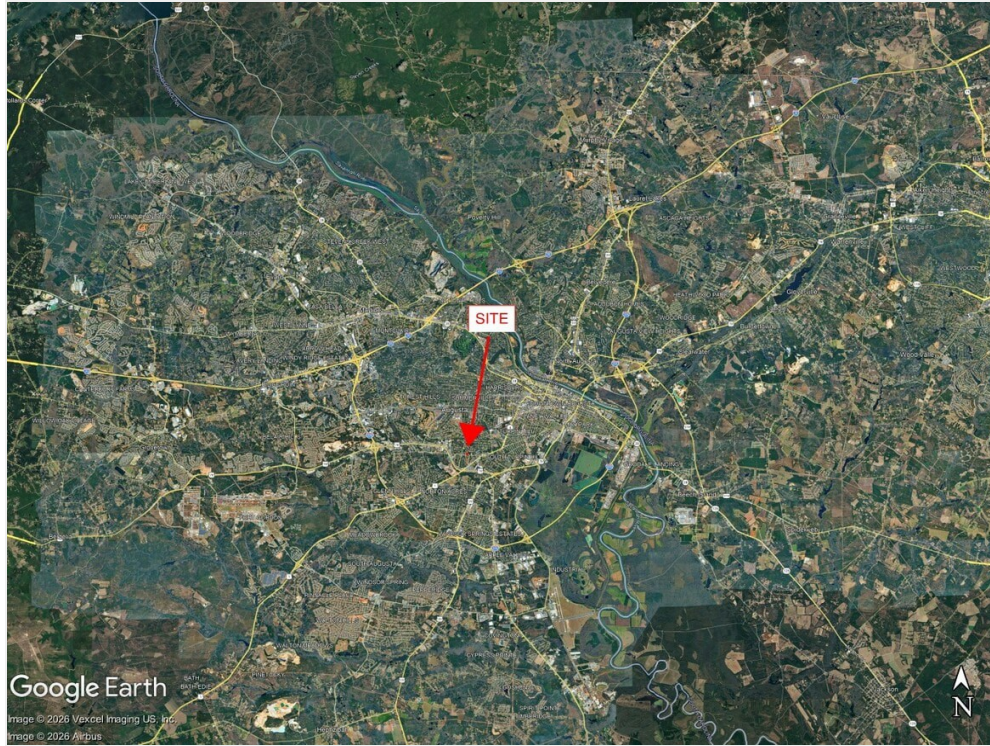
2607 Milledgeville Rd

2607 Milledgeville Rd, Augusta, GA 30904

For more listing information visit

<https://www.loopnet.com/Listing/2607-Milledgeville-Rd-Augusta-GA/39558220/>

Property Photos



Wide Aerial



Mid Aerial

2607 Milledgeville Rd

2607 Milledgeville Rd, Augusta, GA 30904

Location

