



Commercial Sale One Page Report

MLS #:	10381502	Parcel Number:	0394 000010
Status:	Active	List Price:	\$395,000
Address:	000 Wingate Terrace , LaGrange, GA 30240		
Complex Name:	None		
County:	Troup		
On Market Date:	09/19/2024	Orig List Price:	\$395,000
Tax Year:	2024	Days On Market:	27
Year Built:	1701	Tax Annual Amount:	\$1
Lot Size:	1.682	Price per Square Foot:	
		Building Area:	0

List Agent MLS ID:	YATESBEN	Listing Office MLS ID:	SPBD01
List Agent :	Ben Yates	List Office :	Coldwell Banker Spinks Brown
List Agent State License:	115513	List Office Fax:	(706) 884-6524
List Agent Phone:	(706) 333-1122	List Office Phone:	(706) 884-5681
List Agent E-mail:	ben.yates@spinksbrowndurand.com	List Office E-mail:	betty.yarbrough@spinksbrowndurand.com
List Agent Fax:	(706) 884-6524	Colist Agent MLS ID:	
Colist Agent Phone:		Colist Agent E-mail:	
Showing Contact Name:	Ben Yates	Showing Contact Phone:	706-333-1122

Public Remarks: **1.682 Acre Retail or Multi-use site right off of Lafayette Parkway/HWY 109 (Greenville Road) in LaGrange GA in front of the Wingate by Wyndham Hotel. Tract is located at a signalized intersection with all utilities available. Suggested uses include , Fast food , sit down dining and retail sales . Property just east of I-85 at exit 18, to LaGrange GA conveniently to Atlanta, Columbus and Auburn/Opelika. High Traffic counts as of 2022 I-85 was 40,400 and at the signalized intersection at the property on Hwy 109 was 15,000 per day.**

Private Remarks:

Business Type:		Building Features:	
Construction Materials:	Other	Structure Type:	
Cooling:	None	Other Structures:	
Green Energy Efficient:		Other Equipment:	
Green Building Verification Type:		Fencing:	
Green Energy Generation:		Accessibility Features:	
Green Water Conservation:		Lot Features:	Business Park, City Lot, Level, Semi Turning Available
Flooring:		Security Features:	
Heating:	None	Total Road Frontage Length:	
Utilities:	Cable Available, Electricity Available, High Speed Internet, Sewer Available, Phone Available, Underground Utilities, Water Available	Road Frontage Type:	County Road
Electric:		Road Surface Type:	Paved
Water/Sewer:	Public Sewer , Public , Cable Available, Electricity Available, High Speed Internet, Sewer Available, Phone Available, Underground Utilities, Water Available	Roof:	
Frontage Type:		Number of Buildings:	0
Water Body Name:		Parking Total:	
Zoning Description:	CR-MX	Parking Features:	Other

Close Date:	Close Price:	Sellers Concessions:
Off Market Date:	Due Dilligence Date:	Financing Type:
Buyer Agent Ofc MLS ID:	Buyer Agent Ofc Lic:	Buyer Agent MLS ID:

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 Prepared By: Ben Yates DRE#:115513 | Coldwell Banker Spinks Brown | 10/16/2024 10:18 AM