

SALE

INVESTMENT OPPORTUNITY LITTLE ANGELS DAYCARE

2329 HIGHWAY 41, SOUTH
SMARR, MONROE COUNTY, GEORGIA 31029

PRICE REDUCED



**HAL HARPER, CCIM
EXCLUSIVE AGENT**

478.951.3991 CELL
hharper@cbcgeorgia.com
cbcmacon.com

990 Riverside Drive
Macon, GA 31201
478.746.8171 OFFICE

REDUCED SALES PRICE: \$725,000



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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Revised 1/3/25

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2329 HIGHWAY 41, SOUTH, FORSYTH, MONROE COUNTY, GA 31029



LOCATION OVERVIEW

- Located five miles from Forsyth, Georgia
- 3 Miles from Interstate 75

BUILDING INFORMATION

Building Size	6,500± SQ FT
Daycare Equipment	All furniture, fixtures and equipment included in sale
Financials	Provided upon a signed Non-Disclosure Agreement
Capacity	113 Children
Lot Size	2.5 Acres
Tax Parcels	067 014I 067 014L
Year Built	2008
Construction	Metal
Roof	Metal
HVAC	Central HVAC
Property Tax Bill	\$6,160 (2023)

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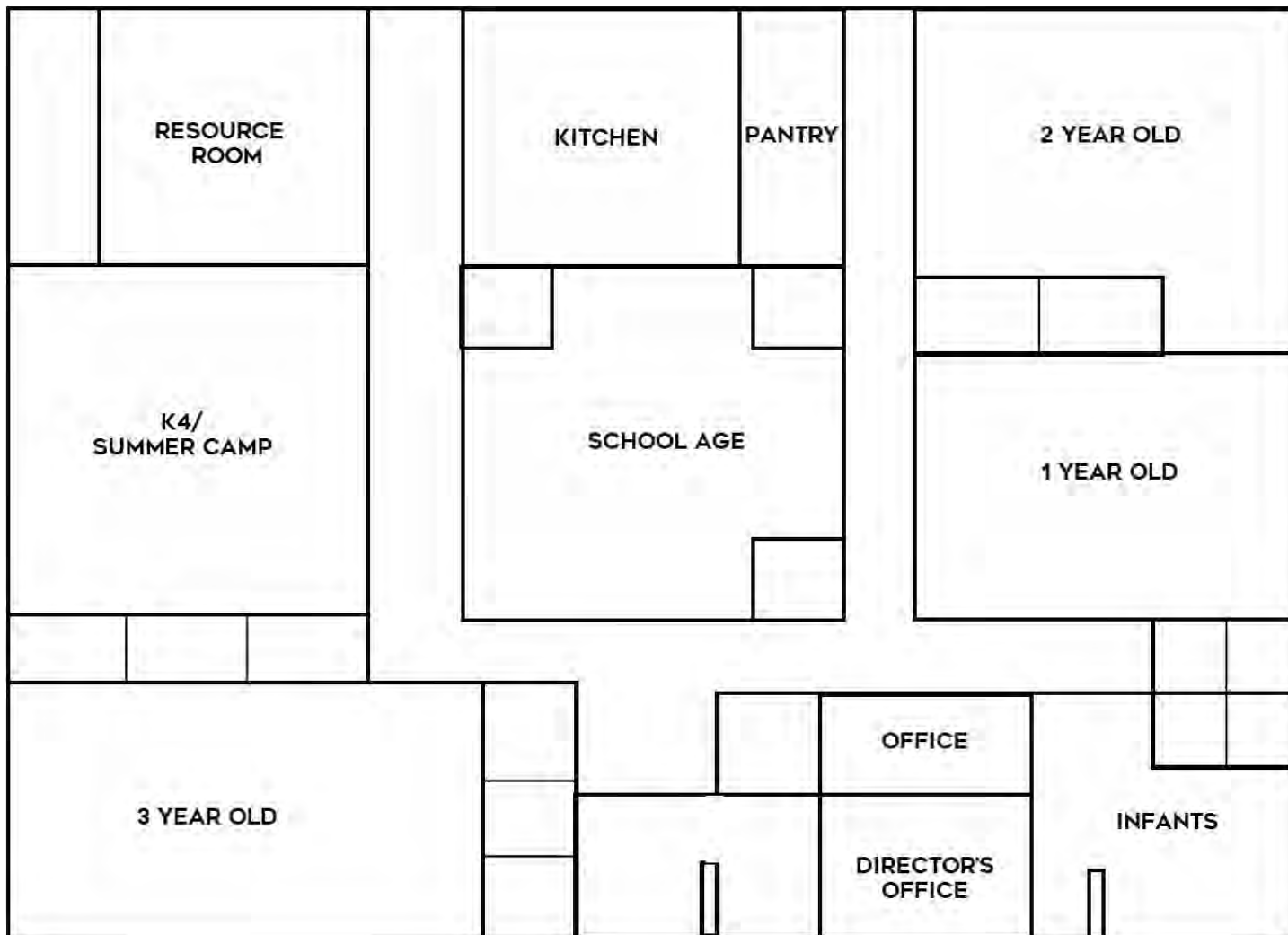


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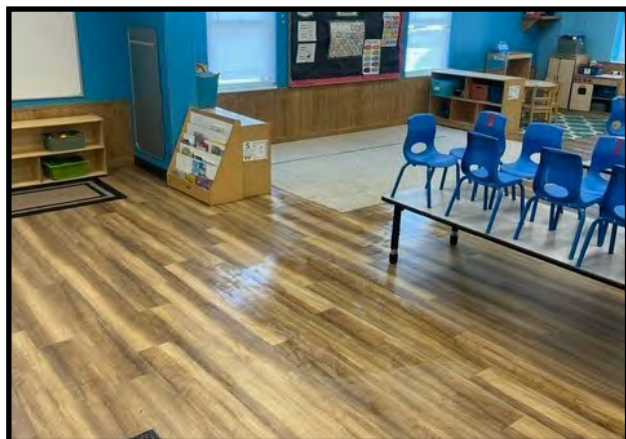
FLOOR PLAN



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AERIAL PARCEL MAP



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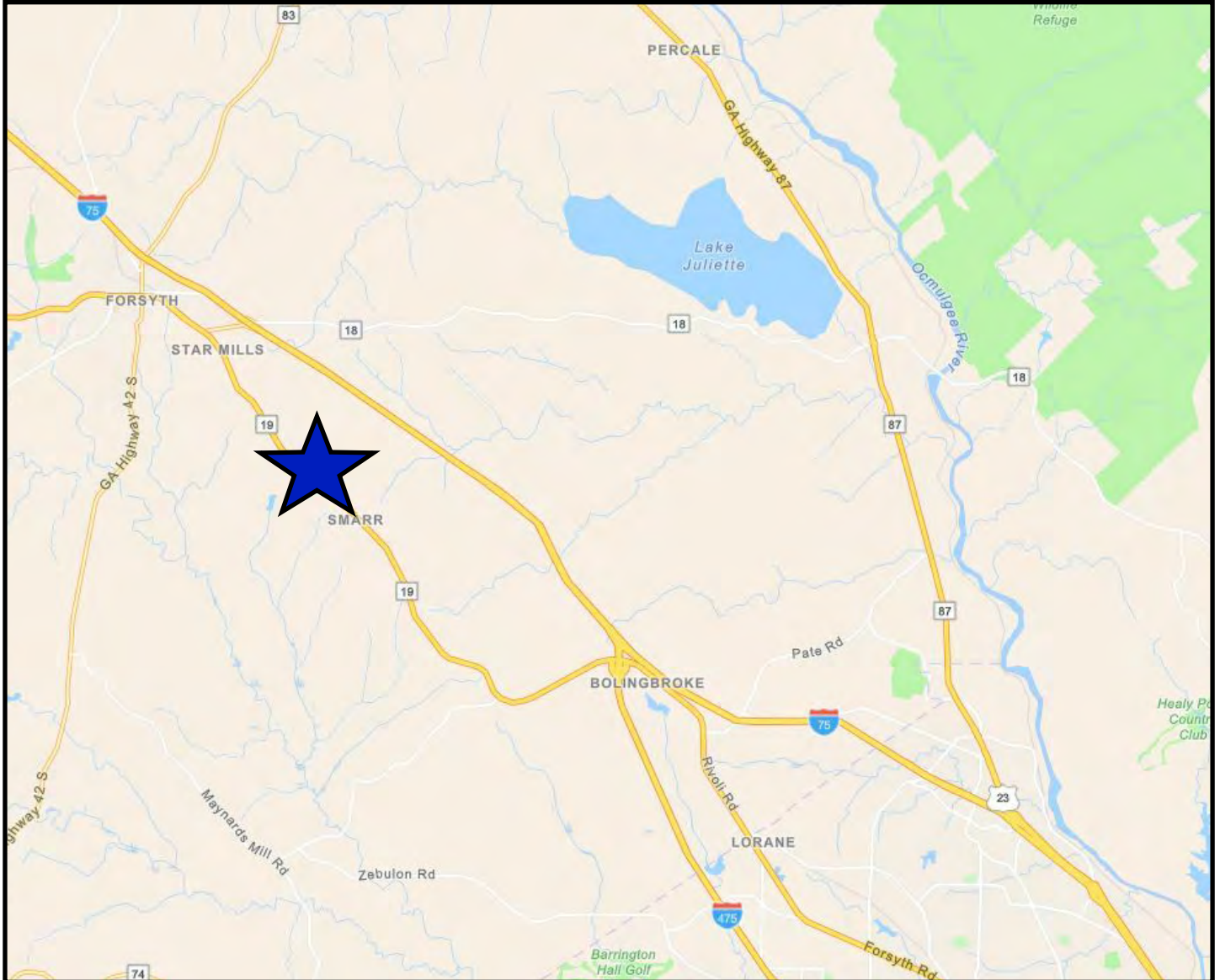


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DEMOGRAPHICS - MONROE COUNTY

