

SVR &
Commercial



Warehouse/Showroom Property **For Sale**

PREVIOUS ASHLEY FURNITURE WAREHOUSE

908 WEST HILL AVENUE, VALDOSTA, GA 31601



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Exclusively Presented By: **SVR Commercial & ERA One Team Realty**

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svrcommercial.com

PREVIOUS ASHLEY FURNITURE SHOWROOM

908 WEST HILL AVENUE, VALDOSTA, GA 31601

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
DEMOGRAPHICS	13
ADVISOR BIOS	15

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



SECTION 1

PROPERTY INFORMATION

PREVIOUS ASHLEY FURNITURE WAREHOUSE

908 WEST HILL AVENUE, VALDOSTA, GA 31601



OFFERING SUMMARY

Sale Price:	\$495,000
Building Size:	22,935 SF
Lot Size:	1.86 Acres
Year Built:	1985
Zoning:	Commercial

PROPERTY OVERVIEW

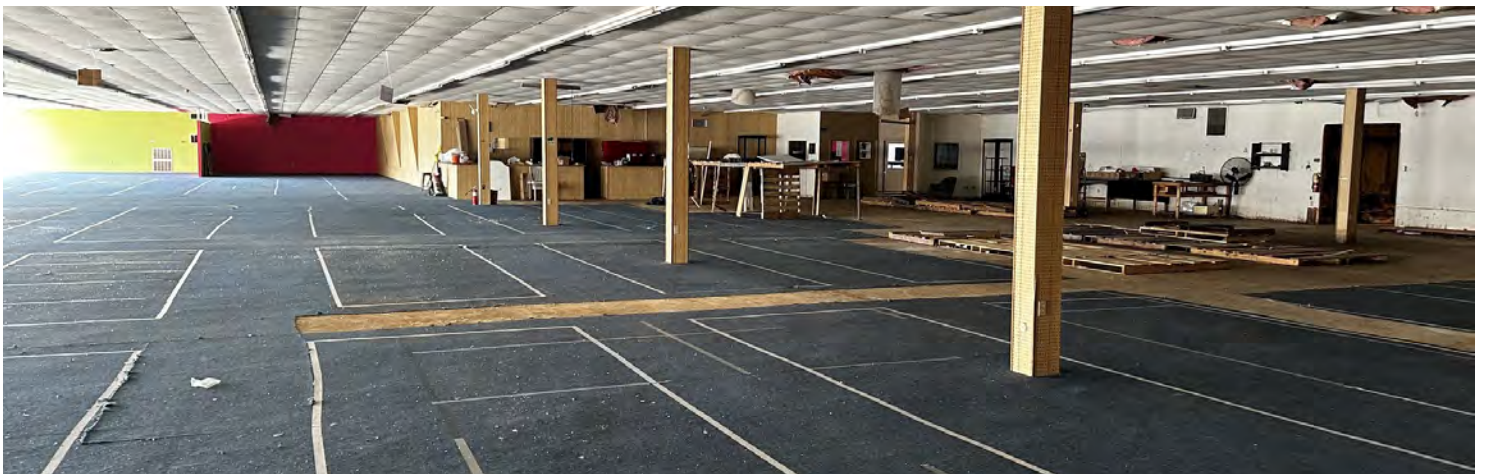
SVR Commercial LLC and ERA One Team Realty are pleased to present an exceptional opportunity to acquire a prime 22,935 SF warehouse situated on a 1.86-acre parcel in Valdosta, GA. Originally built as an Ashley Furniture showroom, the property features a striking front façade with expansive windows, providing abundant natural light. The building includes two loading docks and one drive-in door at the rear for efficient operations. Inside, the layout consists of a main office area with the remainder offering a wide-open floor plan, allowing for flexible use. Offered at a competitive price, this property presents an excellent opportunity for an owner-user or investor.

PROPERTY HIGHLIGHTS

- Generous square footage supports production, storage, or multi-use configurations
- Open floor plan minimizes obstructions for flexible manufacturing workflows
- Multiple docking points accommodate efficient truck movements
- Ample parking accommodates employees and delivery personnel

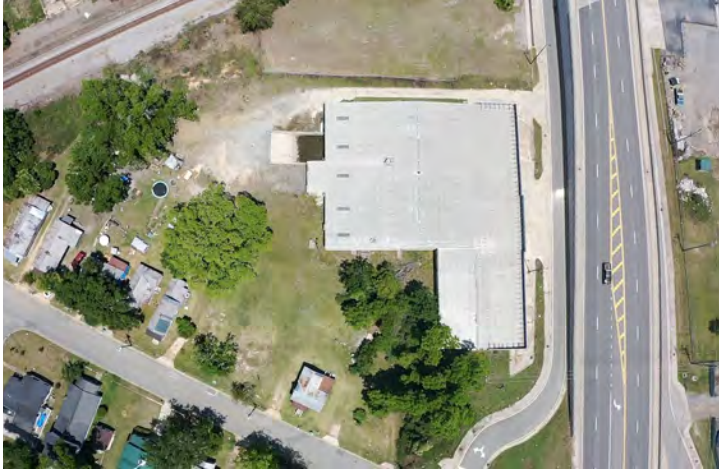
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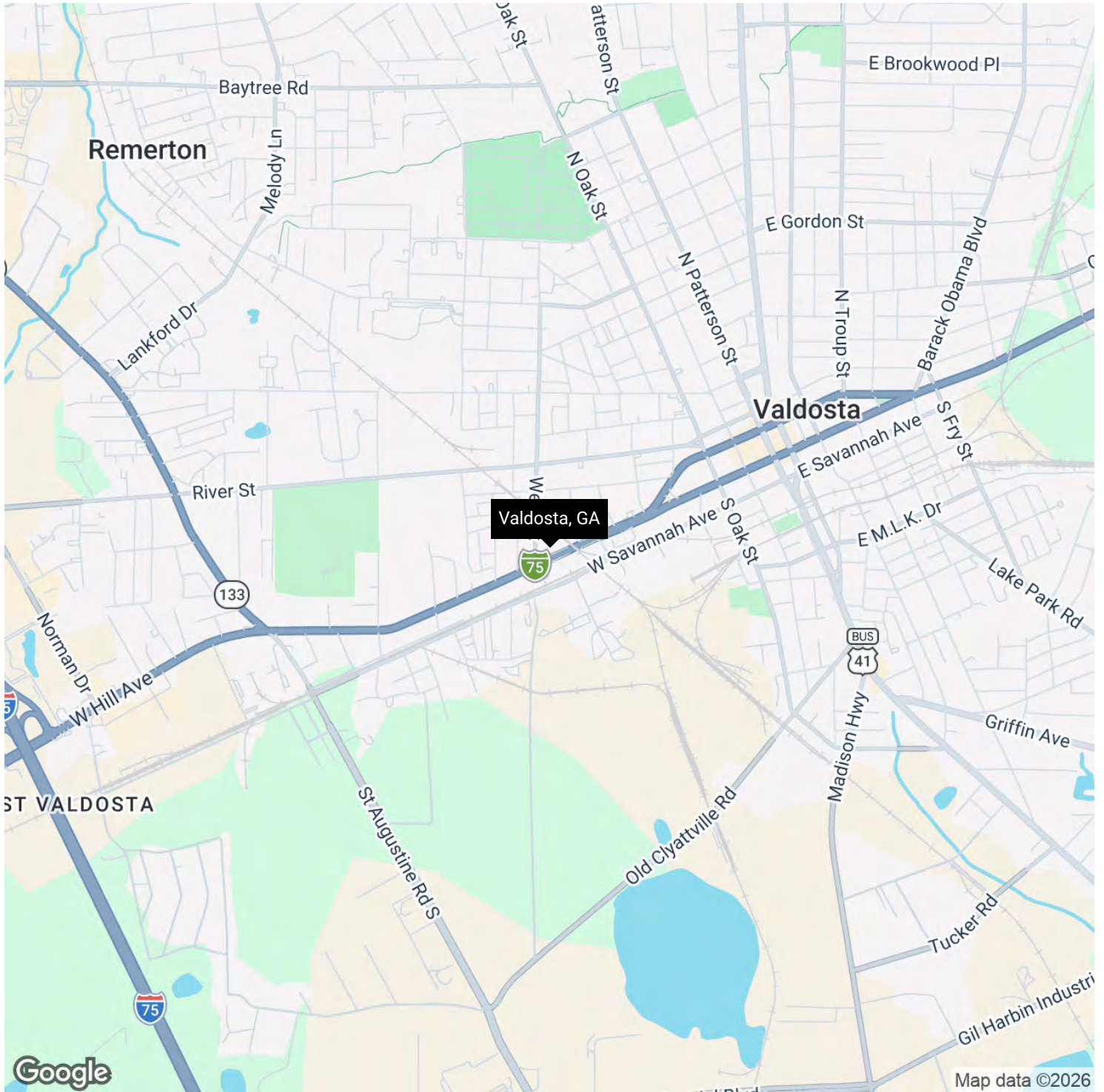


SECTION 2

LOCATION INFORMATION

PREVIOUS ASHLEY FURNITURE WAREHOUSE

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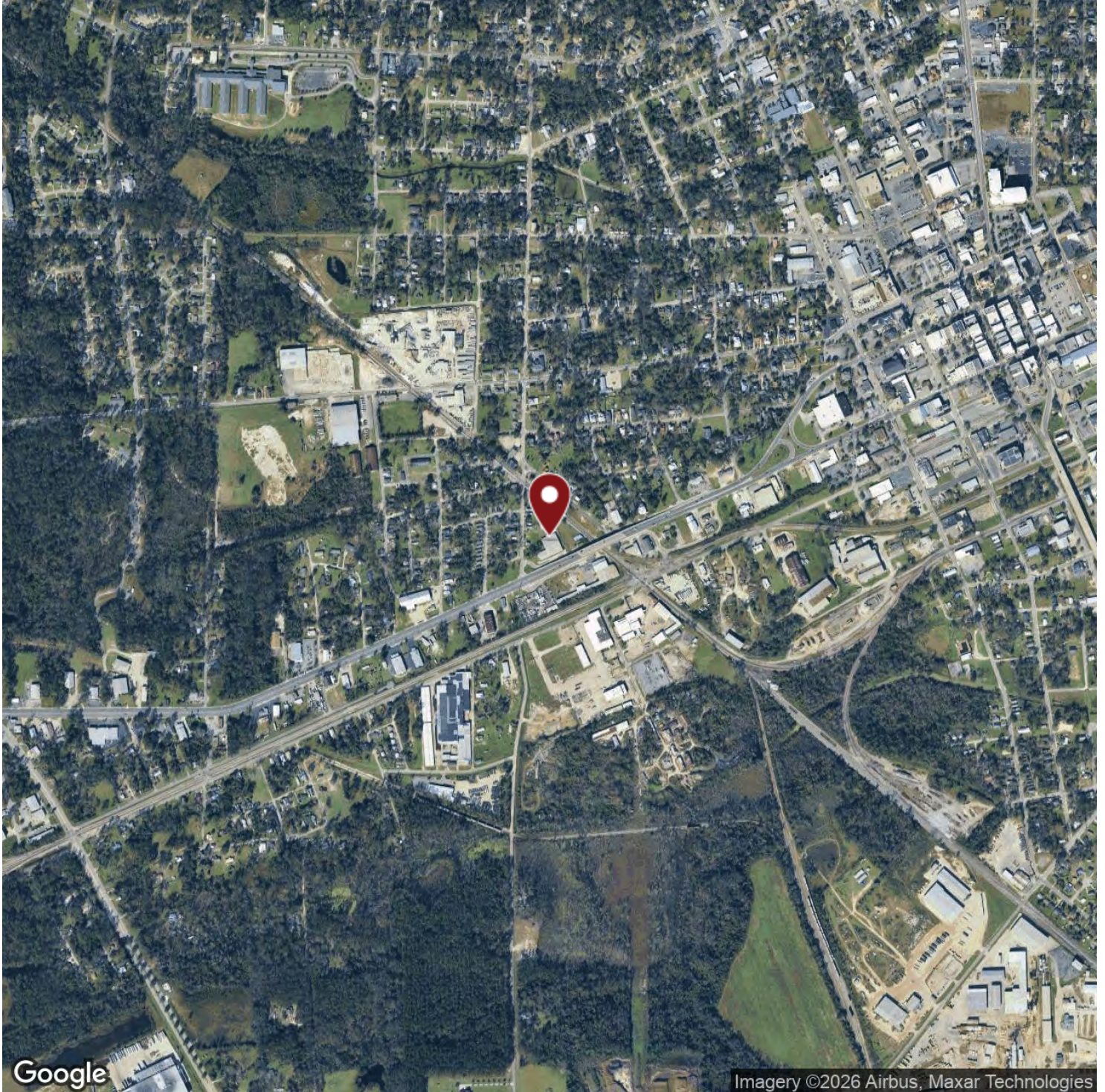
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INVESTMENT OVERVIEW

Price	\$775,000
Price per SF	\$34

OPERATING DATA

FINANCING DATA

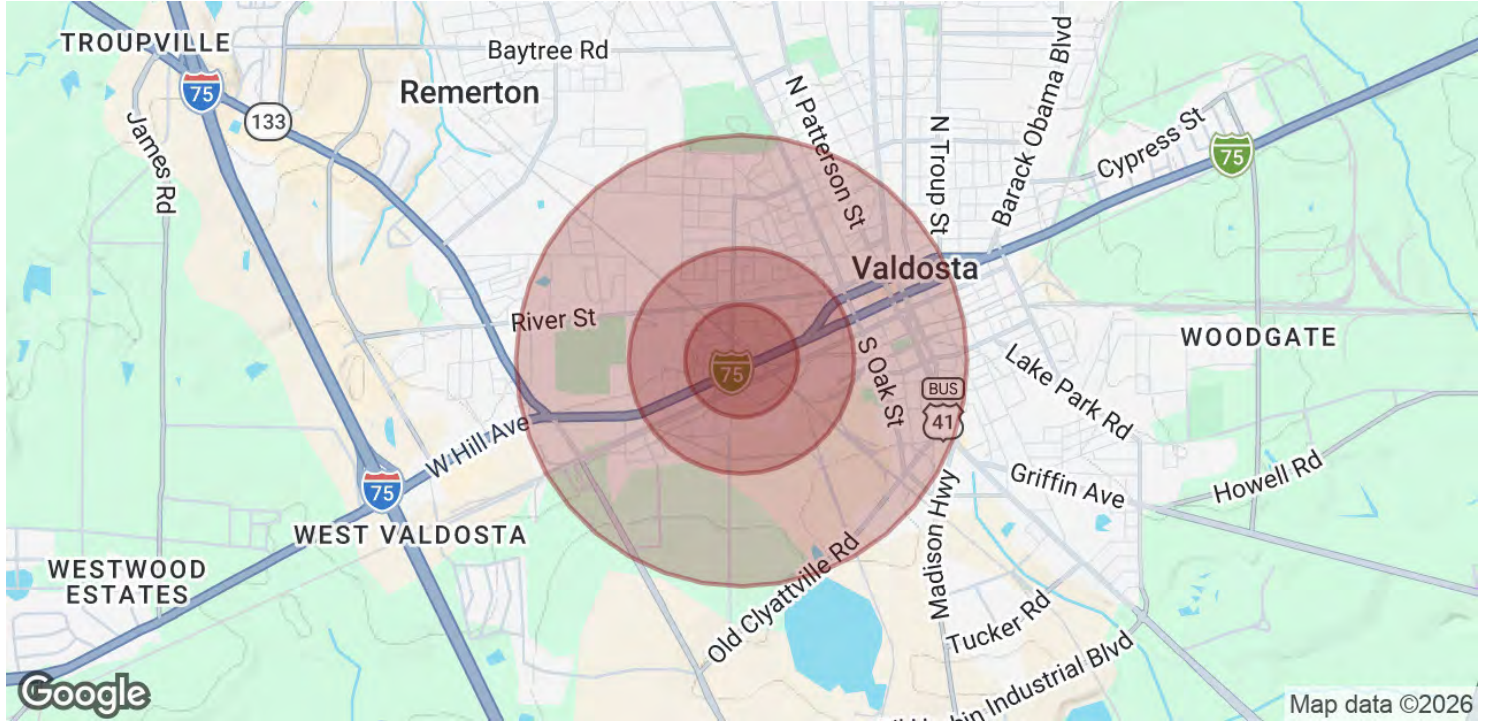


SECTION 3

DEMOGRAPHICS

PREVIOUS ASHLEY FURNITURE WAREHOUSE

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	141	593	3,327
Average Age	45.1	42.4	34.8
Average Age (Male)	35.4	31.7	28.9
Average Age (Female)	52.3	48.7	38.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	68	266	1,405
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$42,371	\$44,347	\$41,569
Average House Value	\$77,675	\$84,057	\$77,169

2023 American Community Survey (ACS)



SECTION 4

ADVISOR BIOS

Exclusive Sales Representatives



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TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission reason at its sole discretion.

FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals



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