

308 Mill Creek Drive Hull, Georgia 30646

Two Office - Service Structures

Plat Overview

ADDRESS

308 Mill Creek Dr

Hull GA

Lot Size

6.00 Acres

Approximate Lot Lines



OFFERING MEMORANDUM



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BUSINESS DIVISION

NON-ENDORSEMENT & DISCLAIMER NOTICE

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SUMMARY OF SALIENT DATA



Business Sale
\$1,999,000

Building Type	Warehouse
Lot Dimension	43,560
Building Size	10,000
Year Built/Renovated	2022
Current Zoning	B
Total Land Area:	6.01 acres
Legal Description:	Tax Parcel 0046 052 G2
Highest and Best Use:	As Improved: commercial-office-service use



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Welcome to an exceptional commercial opportunity at 308 and 304 Mill Creek Drive in Hull, Georgia! Nestled on a sprawling 6-acre lot, this property boasts two versatile warehouse/industrial buildings totaling over 10,000 square feet of newer construction, currently serving as a church and event center. The recent appraisal underscores its value, making it a prime investment in a rapidly growing area near Athens and the University of Georgia. Imagine the possibilities: continue its current use as a vibrant community hub, transform it into a dynamic school or educational facility, or capitalize on the demand for storage solutions with a potential expansion. The expansive grounds offer ample space for development, ensuring your vision can come to life. Located in Madison County with a growth rate over 14%, this property benefits from proximity to Athens, a city known for its vibrant culture, thriving economy, and the prestigious University of Georgia. Nearby businesses and amenities enhance its appeal, providing convenience and accessibility for any venture you choose to pursue. Don't miss this chance to secure a property with immense potential in a location poised for growth. Whether you're an investor, entrepreneur, or community leader, 308 Mill Creek Drive offers the canvas for your next successful project. Seller would have an interest in leasing back, or this would be a great owner occupant acquisition seeking SBA financing.



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LOCATED:



ADDITIONAL PHOTO:



ADDITIONAL PHOTO:



EXCLUSIVELY LISTED BY



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