NAIG2 Commercial

For Sale

+/- 8,139 SF | $795,000

Flex Space

1520 13th Ave

Columbus, Georgia 31901

Property Highlights

- - +/- 8,139 SF freestanding building
- - Parking available for employees and customers
- - Spacious work areas
- - Flex space
- - Storage shed

Offering Summary

Sale Price:	$795,000
Building Size:	+/- 9,684 SF
Available SF:	+/- 9,648 SF
Lot Size:	0.42 Acres

Demographics

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	468	993	4,311
Total Population	1,008	2,077	8,891
Average HH Income	$44,221	$45,593	$54,914

For More Information

Rem Brady

O: 706 660 5418 x1007

rbrady@g2cre.com | GA #353461

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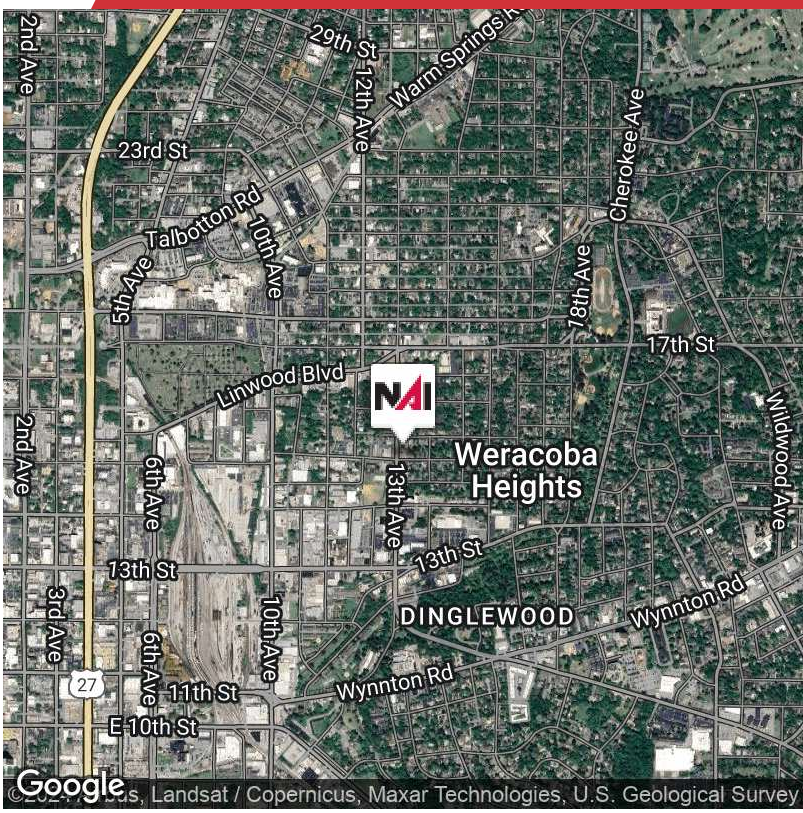
NAI G2 Commercial

For Sale

+/- 8,139 SF | $850,000

Retail Space



Offering Summary

Sale Price:	$795,000
Building Size:	+/- 9,684 SF
Available SF:	+/- 9,684 SF
Lot Size:	0.42 Acres
Number of Units:	1
Price / SF:	$82.09
Year Built:	1952
Zoning:	GC: General Commercial

Property Overview

Previously used as a printing shop, this property is a prime investment opportunity in the heart of Columbus, Georgia. This +/- 8,139 SF flex space is a freestanding building with ample parking available for employees and customers. The building includes a reception/lobby area, several spacious work areas, a warehouse complete with a loading dock, and an outdoor shed available for additional storage. With a GC zoning, this property is perfect to accommodate a wide range of retail ventures.

For showings, please contact the listing broker.

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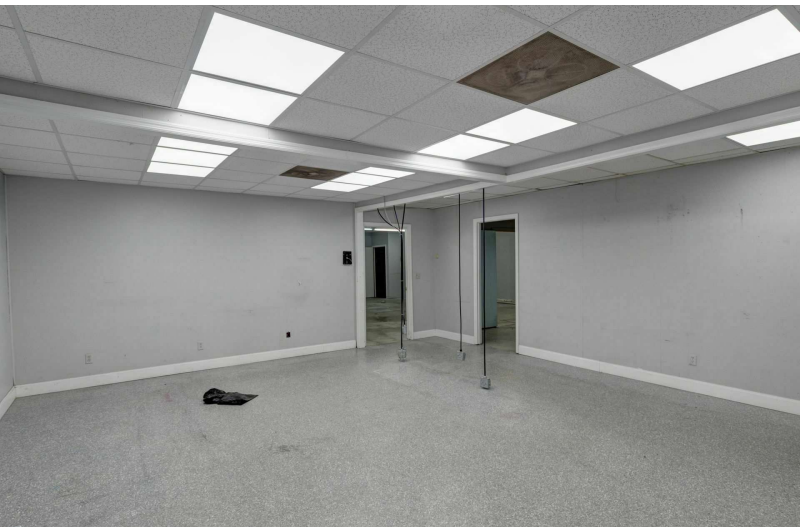
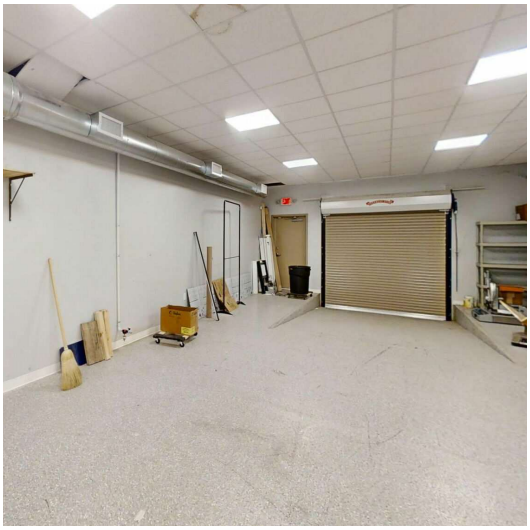
Photos





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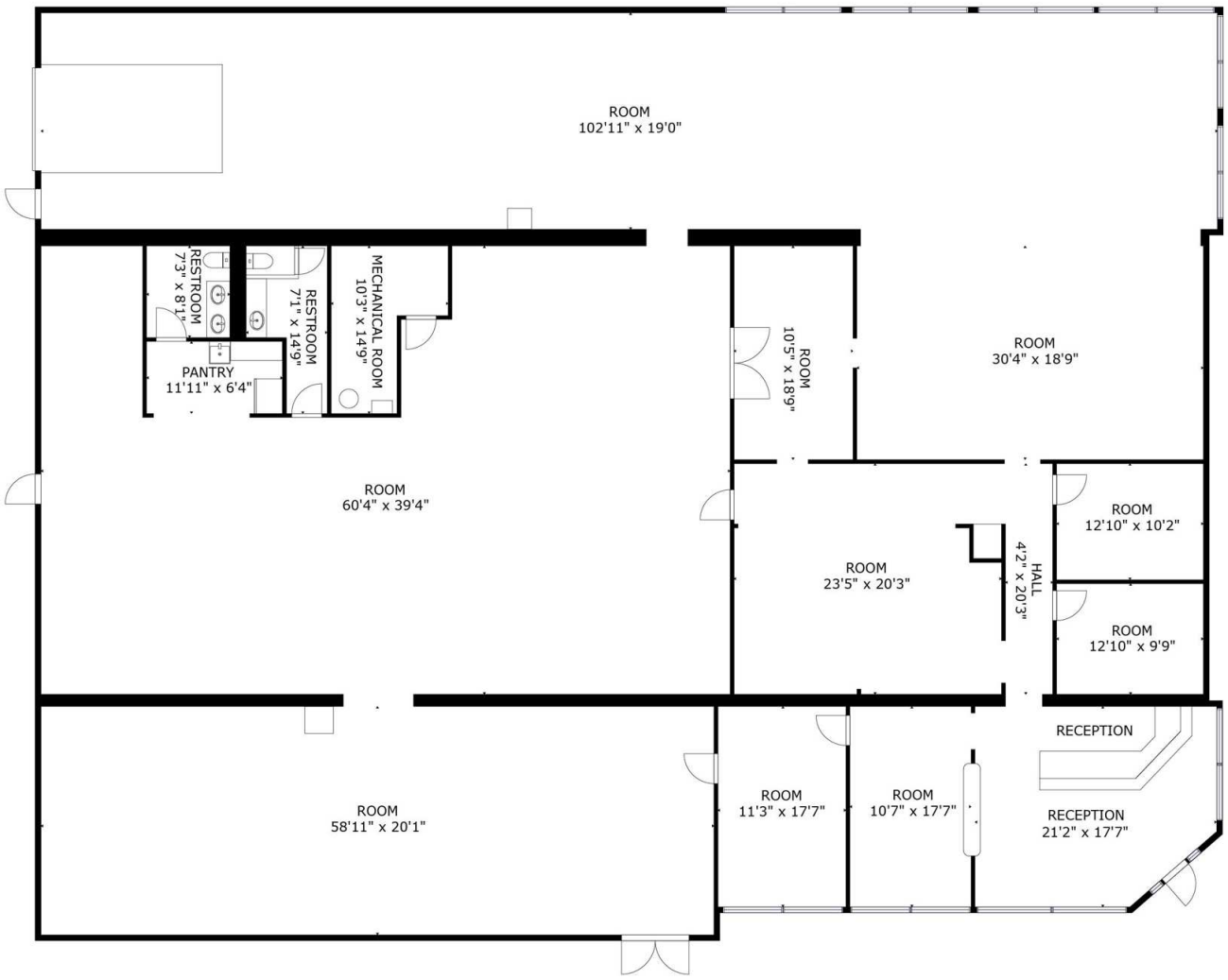
Floor Plan



GROSS INTERNAL AREA
TOTAL: 8139 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

Matterport

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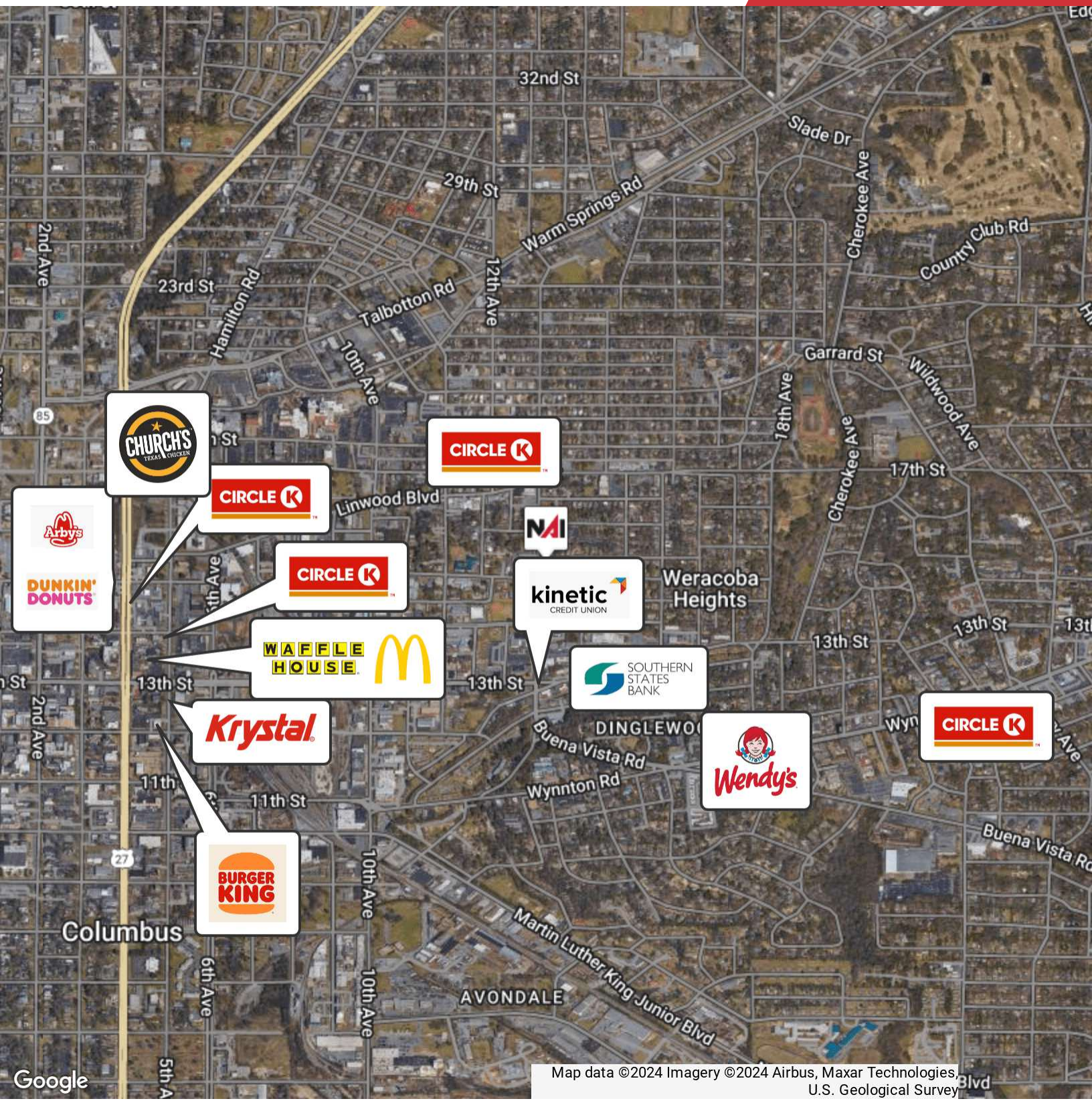
Retailer Map



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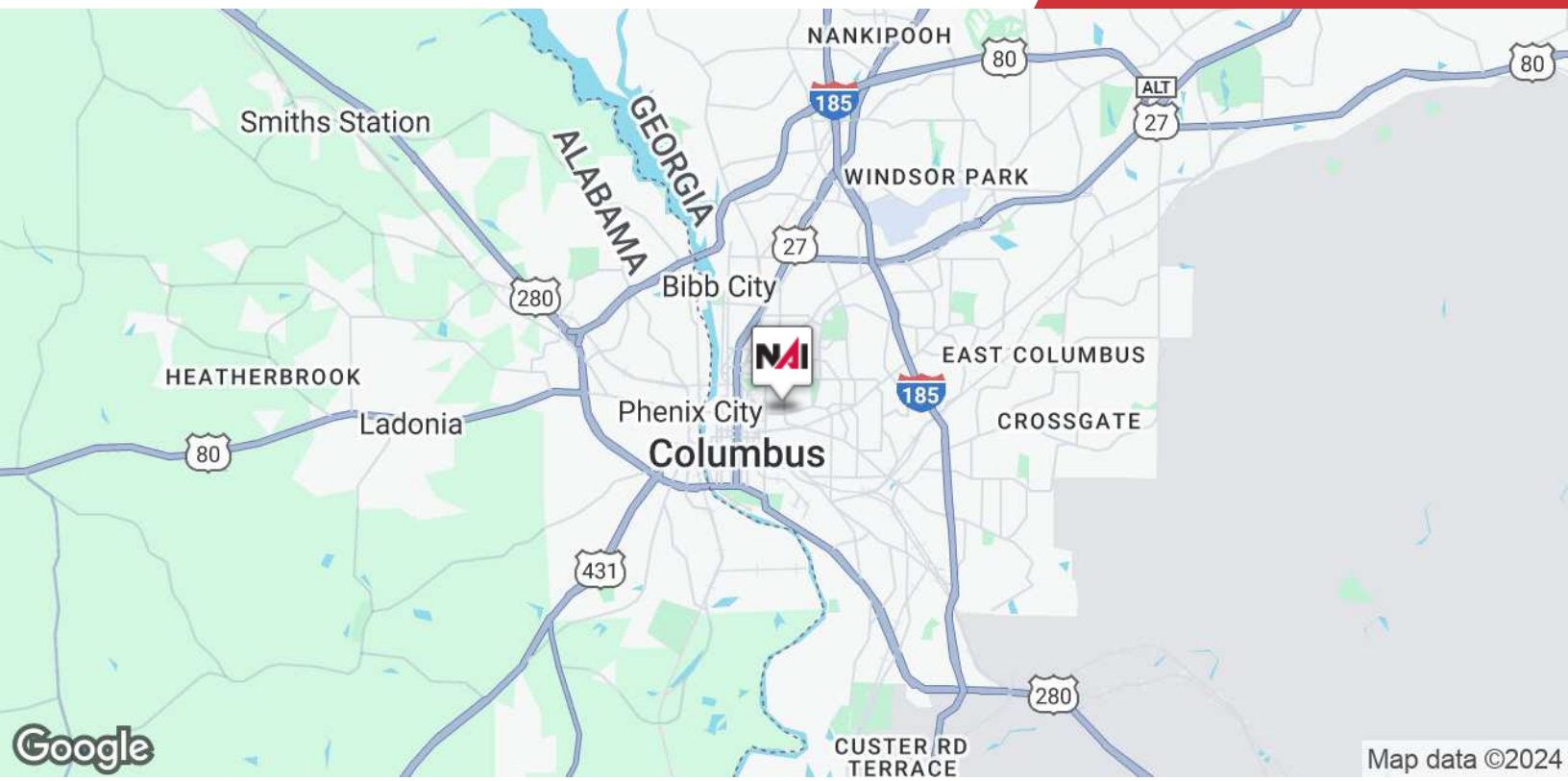
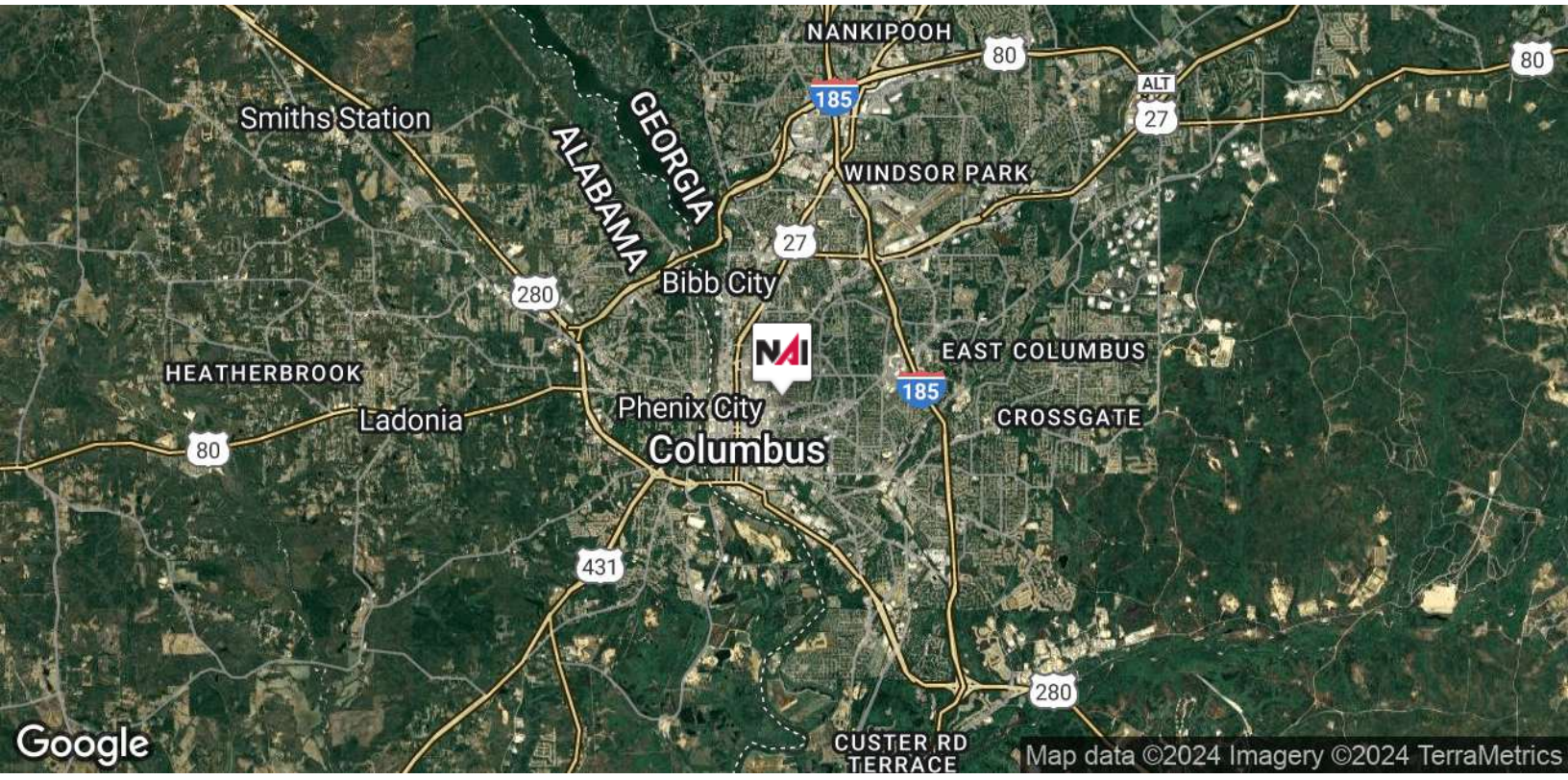
Location Maps





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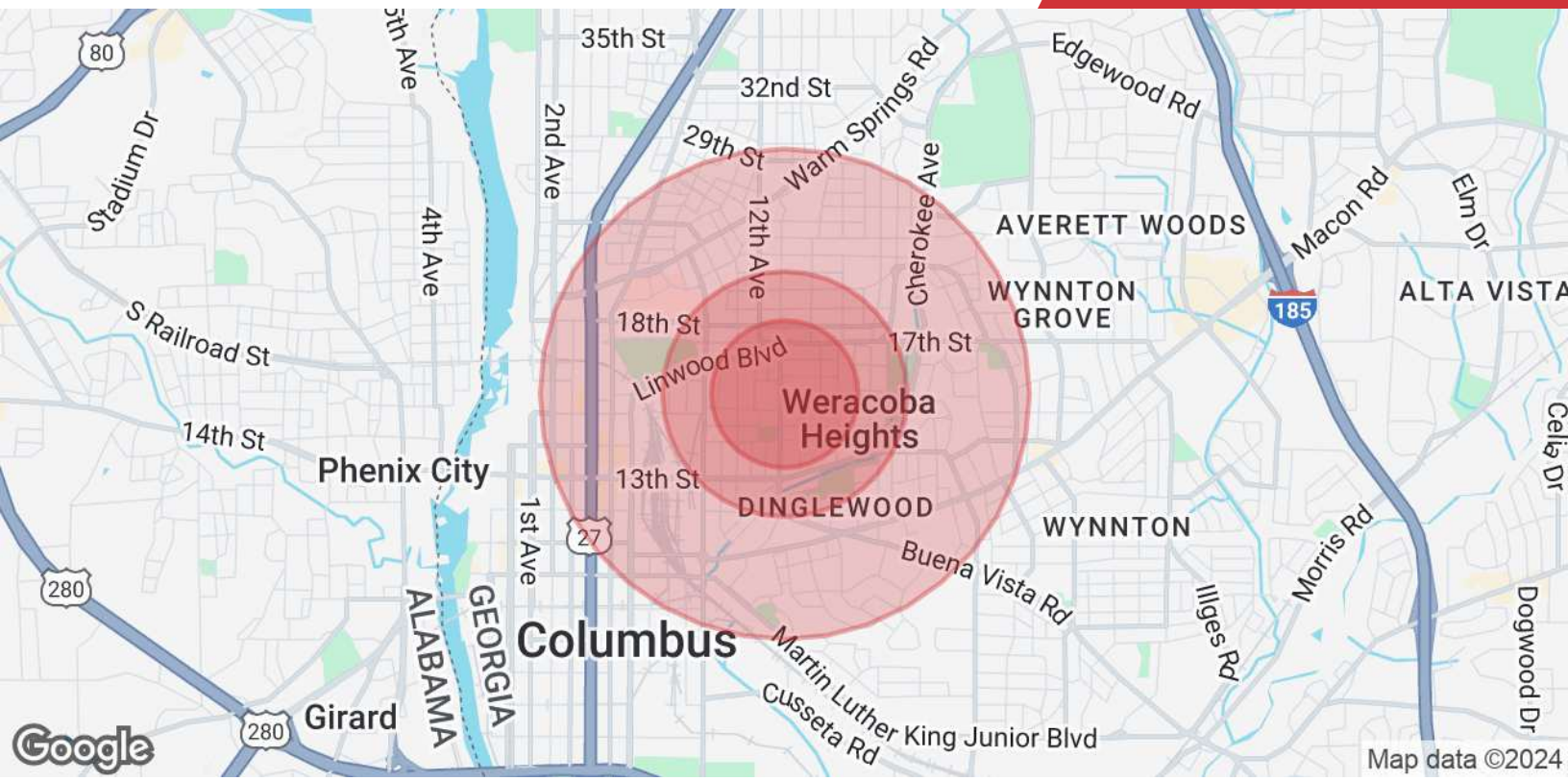
Demographics



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,008	2,077	8,891
Average Age	41	42	40
Average Age (Male)	41	41	39
Average Age (Female)	42	42	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	468	993	4,311
# of Persons per HH	2.2	2.1	2.1
Average HH Income	$44,221	$45,593	$54,914
Average House Value	$174,323	$184,941	$221,251

Demographics data derived from AlphaMap

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