

**For Sale – Three Buildings**  
**5176 Highway 22**  
**Sparta, GA 31087**



Summary

Area Info

Photos

Aerial



**BRING OFFERS!! | REDUCED PRICE: \$325,000 / SALE PRICE: ~~\$399,000~~**

**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 5176 Highway 22  
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**County:** Hancock

**Total Size:** Convenience Store: 1,300 SF  
Former Rest: 1,820 SF  
Motel: 1,800 SF

**Year Built:** Convenience Store: 1960  
Former Rest: 1960  
Motel: 2002

**Parking:** Gravel & Ample

**Traffic Count:** Highway 22 – 4,003 VPD

**Taxes:** \$1,834.13 (Est. 2023)

### SITE

**Site Size:** 8.5 Acres

**Parcel ID:** 073B 024

**Zoning:** Located in the county

**REDUCED PRICE: \$325,000**  
**~~SALE PRICE: \$399,000~~**

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	131	481	1,174
Avg HH Income	\$65,880	\$65,880	\$60,108
Median Age	56.5	56.5	53.9

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### NOTES

Three fixer upper buildings are included in the sale, convenience store (1,300 SF), a motel (1,800 SF), and a former rest (1,280 SF). Both the convenience store and former rest were built in 1960, the motel was built in 2002. Utilities include county water and septic. Seller will consider a long-term lease and possible owner financing with a substantial down payment.

### LOCATION

Properties on located on Highway 22, conveniently located on 6 miles from Downtown Sparta and only 17 miles from Downtown Milledgeville. Surrounding neighbors include Dollar General, Stanton Grove Baptist Church, Devereux Baptist, Auxiliary Fire Station, Forestry Commission, L&E Towing, CJE Foundation, Courson's Winery, and The Garden Spot,

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Motel



Convenience Store



Former Rest



Tractor Trailer Parking



Interior Convenience Store



Interior Convenience Store

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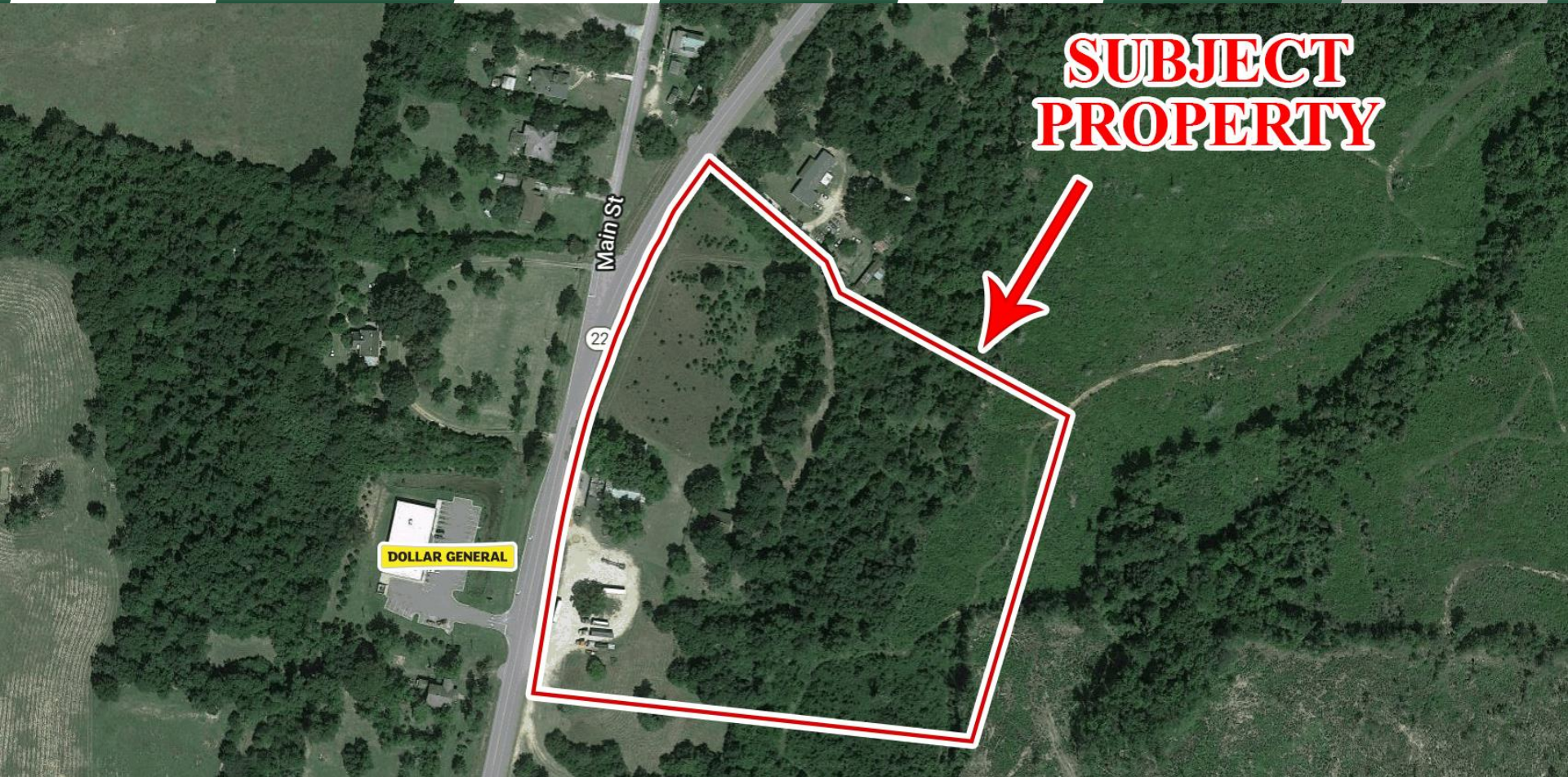


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