



Vision Commercial Advisors is pleased to present an opportunity to acquire an entire +/- 70,700 square foot former school building on 3.2 acres for only \$400,000. Originally built in 1956, Washington Park School operated for many decades until decommissioned and sold in 2013. Features a former gymnasium with tons of character: high barrel ceiling, hardwood floors, beaming with natural light. The current owner primarily has used it primarily for storage, however this is a fantastic opportunity for many uses including a film set/production studio. Level R20 zoned lot with a private courtyard and beautiful mature trees. Systems such as electrical and plumbing are in disrepair, and roof leaks in some areas, particularly around drains when clogged. Monticello is a charming and growing town known for its historic courthouse square, Southern hospitality, and scenic countryside, and is just over an hour's drive from Downtown Atlanta. This is your opportunity to buy at a fraction of what a school / warehouse building might cost today.

- Entire +/- 70,700 square foot former school building
- Beautiful gymnasium with high barrel ceiling, hardwood floors, natural light, and tons of character
- Charming Monticello location just over an hour's drive from Downtown Atlanta
- Level 3.2 acre R20 zoned lot with private courtyard
- Offered at only \$400,000, a fraction of replacement cost

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Disclaimer & Limiting Conditions

Vision Commercial Advisors, Inc. has been retained as the brokers to arrange the sale of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by the Listing Brokers or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Broker. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.



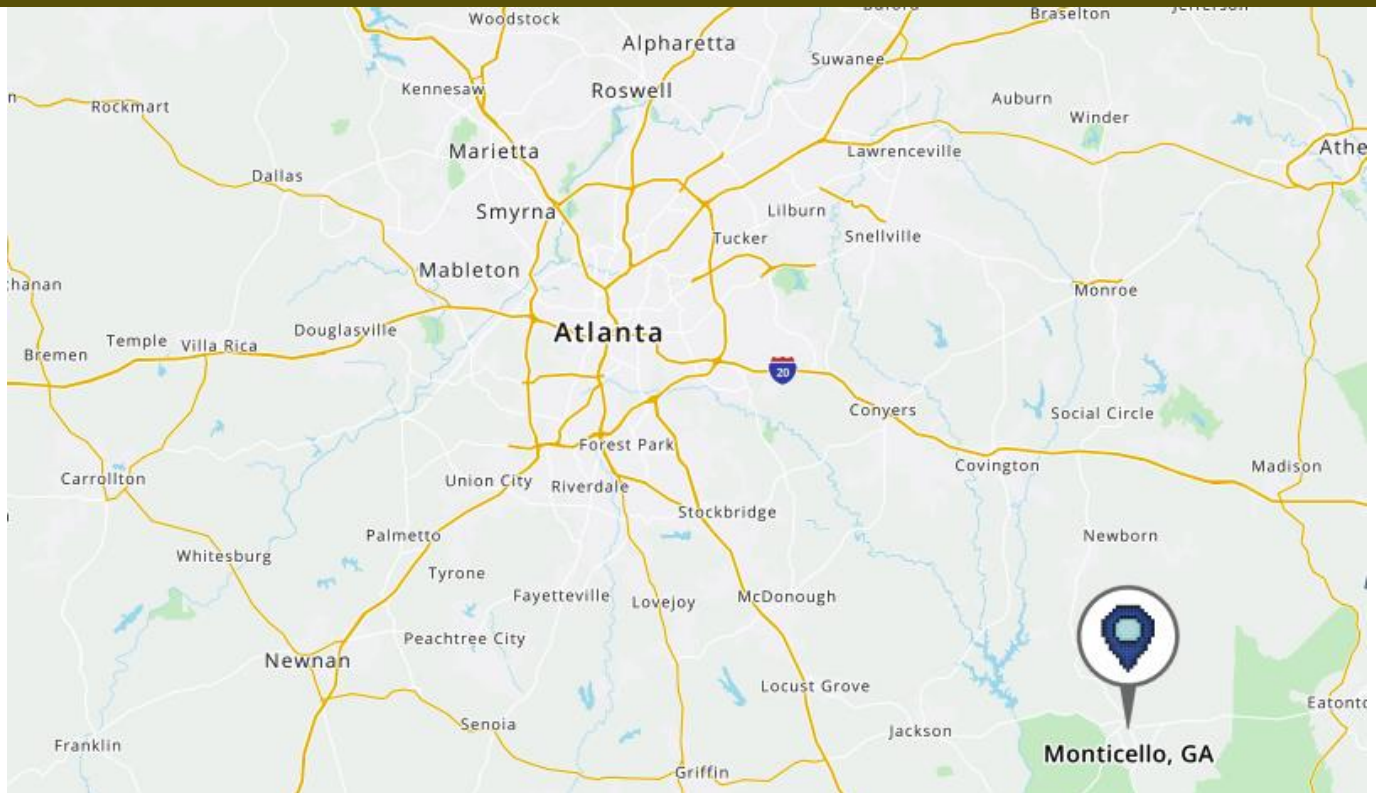
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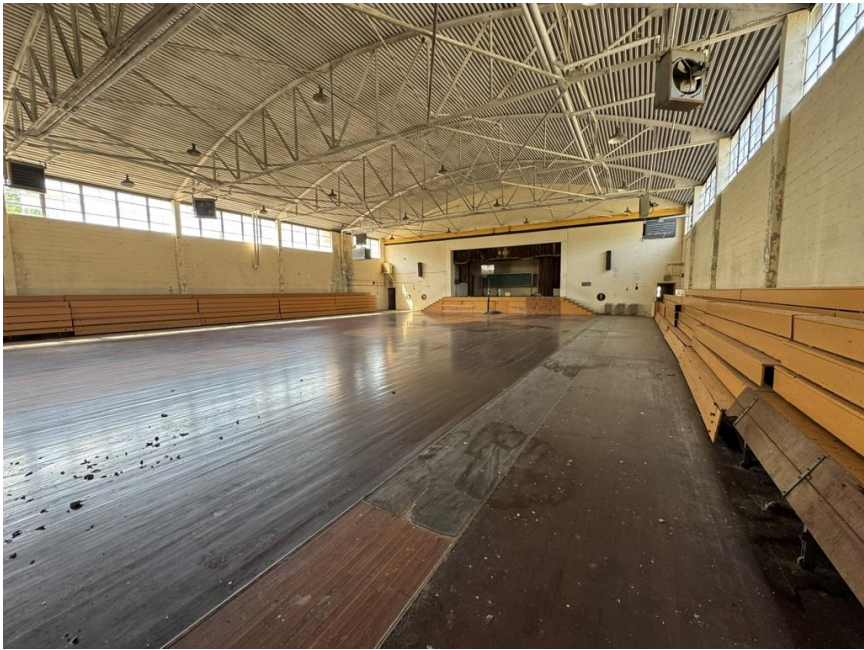
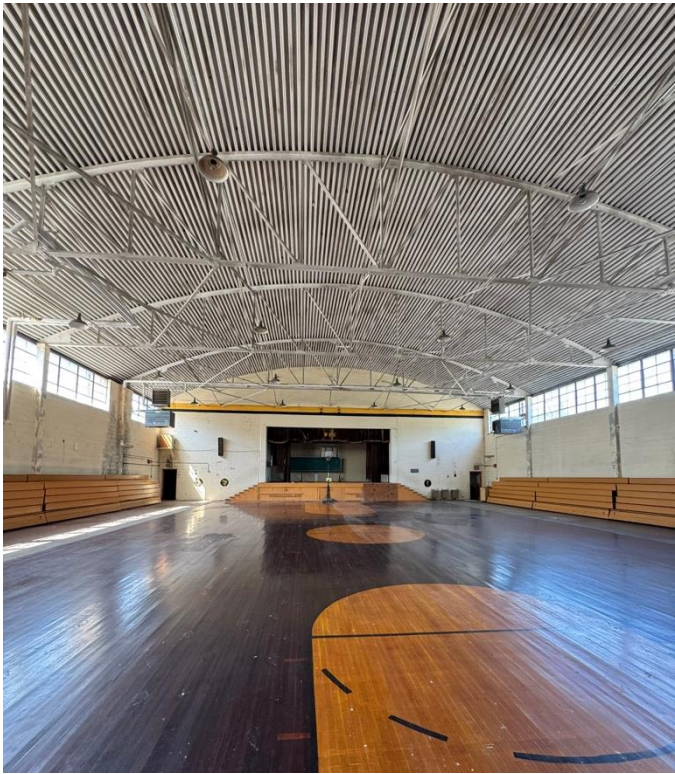
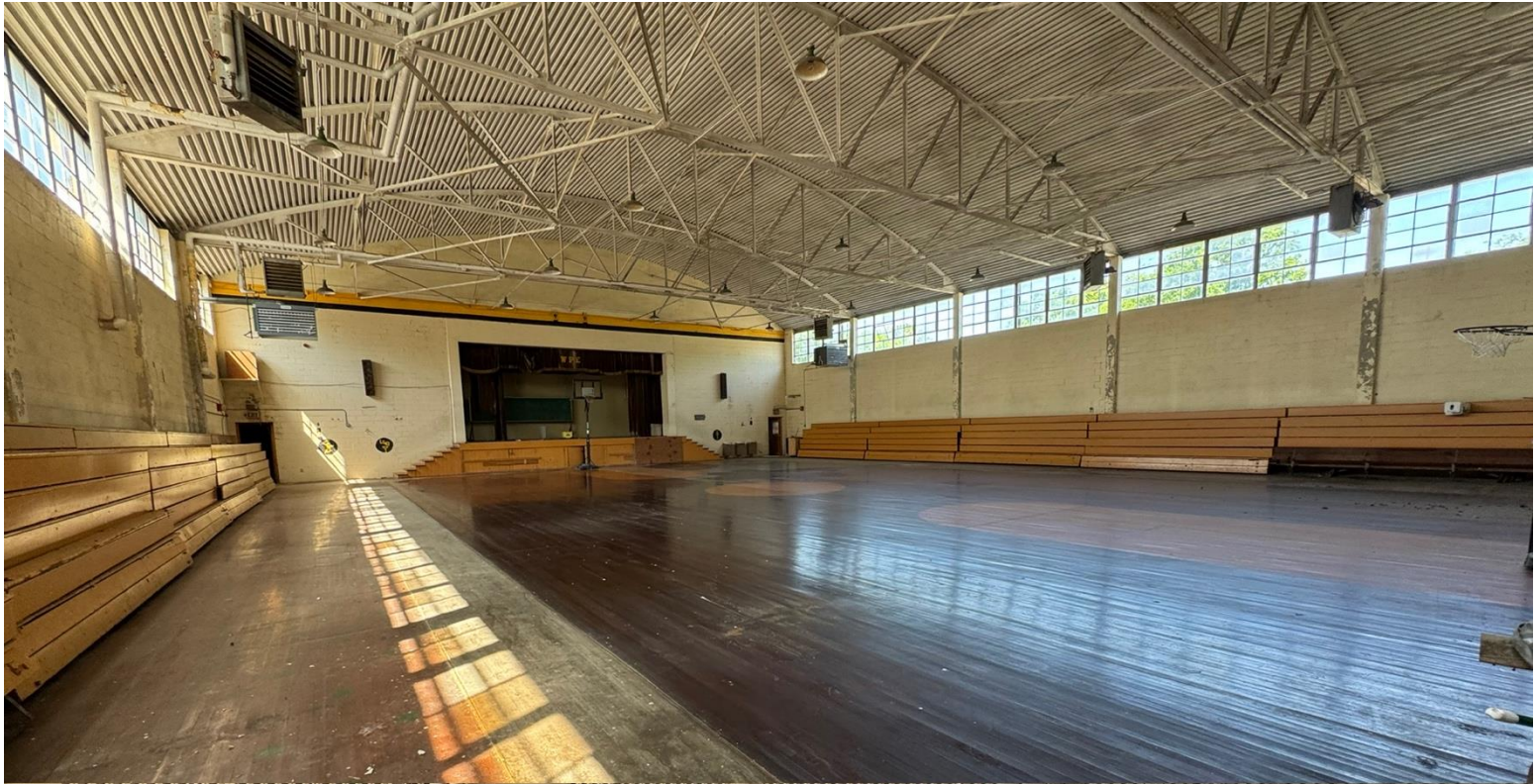


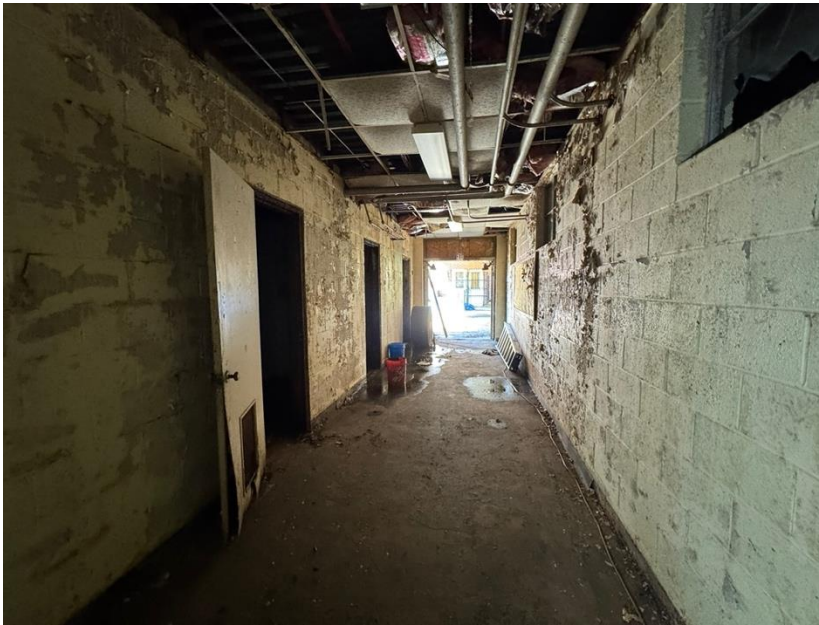














Monticello, Georgia is a welcoming and thriving community that beautifully blends its rich Southern charm with forward-looking energy. Known for its friendly atmosphere and strong community spirit, it offers a quality of life that's both tranquil and engaging.

A Place Rooted in Southern Character:

Monticello has successfully maintained its inviting, small-town ambiance, where you'll find genuine warmth and neighborly connection. The town center is particularly noteworthy, featuring a "picture perfect" square that even served as a filming location for a Netflix movie.

Opportunities and Amenities:

Despite its small-town feel, Monticello offers a range of modern amenities and opportunities. The city boasts a thriving local economy with growing businesses. It's recognized for its strong school system and offers a good mix of public and private educational options. The city was even named the best place to retire in Georgia, highlighting its affordability, healthcare accessibility, and safety.

Engaging Community & Activities:

Monticello is alive with community activities and events, reflecting the residents' dedication to a vibrant local life. From farmer's markets on the square to local festivals, there are plenty of ways to connect with your neighbors. The Monticello Community Band, for example, actively promotes music and fosters community spirit through performances and educational initiatives.

Natural Beauty and Outdoor Recreation:

For those who appreciate the outdoors, Monticello provides ample opportunities for recreation. Whether it's exploring the scenic byways, enjoying the vast Oconee National Forest, or pursuing activities like hunting and fishing, the natural beauty of the area is a definite draw. In essence, Monticello is a place that offers the best of both worlds – the comforting familiarity of a small town with the conveniences and opportunities of a growing community.

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PROFESSIONAL BACKGROUND

Since acquiring his first investment property in 1995, Daniel has had a passion for Atlanta real estate. While earning his MBA at Emory University's Goizueta Business School, where he was founder and the first president of the Goizueta Real Estate Group, the Virginia Tech undergrad decided to make a career out of what started as a hobby. After graduation, Daniel managed acquisitions for the UK's top institutional real estate investment house, ING Barings, in London. Upon arrival back in Atlanta, Daniel spent 24 years at Bull Realty where he earned Partner status and the CCIM designation consistently exceeding client expectations on hundreds of assignments. He now feels "at home" partnering with his old friend David Hacker who started Vision Commercial Advisors, where he enjoys providing tailored, personal service for clients. Daniel loves spending time with his wife and four daughters, serving in local church leadership, as well as overseas missions. When not making waves in real estate, the avid surfer enjoys catching them in coastal destinations ranging from the Southeast U.S. to South America.

EDUCATION

BS Virginia Polytechnic & State University 1994

MBA Emory University 1999

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors

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