

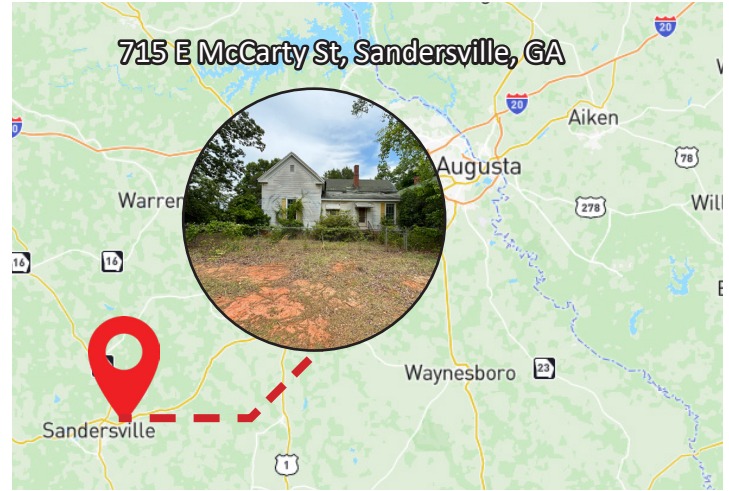
FOR SALE

Central Georgia Investment Property

715 E McCarty St, Sandersville, GA

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Building Size	± 2,291 SF
Year Built	1920
# of Buildings	1
# of Floors	1
Building Status	Vacant
Foundation	Concrete Block
Exterior	Vinyl/Aluminum
Roof	Asphalt shingles (age unknown)
HVAC	In need of HVAC system
Property Taxes	\$707.95 (2023 Est.)
Site Size	± 1.25 Acres
Zoning	R-3 High Density Residential District
Ideal/Permitted Uses	Single-family, two-family, and multiple family dwellings.
Parcel ID	S35-002
Parking	Off-street parking (driveway)
Traffic Counts	3,030 VPD on E McCarty St
Ingress/Egress	1
Frontage	185' on E McCarty St
Depth	172'
Additional Features	Ideal investment opportunity for a single/multifamily investor looking to add to their portfolio. Property could be converted into a duplex. Property is in need of repairs. Contact agent for more information.



Demographics	1 Mile	3 Miles	5 Miles
Population	2,645	7,573	10,919
Households	1,078	3,107	4,474
Avg. HH Income	\$63,268	\$65,516	\$64,487

Purchase Price: \$60,000

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

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