



For Sale

# Office Building

4,779 SF | \$1,490,000

## Historic Downtown Athens Office Building

244 E Washington St  
Athens, Georgia 30601

### Property Highlights

- Charming 100-Year-Old Downtown Office Building
- Just Across Washington Street from the ACC Courthouse & City Hall
- Only Two Blocks from UGA's North Campus
- Convenient to Restaurants, Shopping, Entertainment, & The Classic Center

### Property Description

Don't miss this charming 100-year-old downtown office building at 244 E Washington St, Athens, GA. The building is positioned just across from both the ACC Courthouse & City Hall and two blocks from UGA's North Campus—the ideal blend of convenience and historic charm. This property offers a prime location for your business, with many nearby restaurants, shops, and entertainment. This is an exceptional opportunity to own a historic office building that encapsulates the spirit of downtown Athens.

This historic building offers seven private offices, a conference room, a reception area, a break room, and three restrooms. It also has two large multi-purpose workstations/meeting areas, ideal for collaboration and productivity.

### OFFERING SUMMARY

<b>Sale Price</b>	\$1,490,000
<b>Lot Size</b>	0.06 Acres
<b>Building Size</b>	4,779 SF

### DEMOGRAPHICS

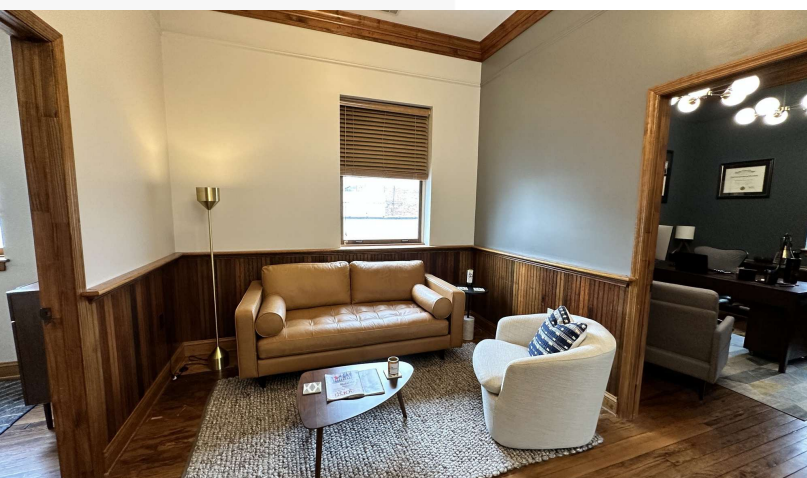
Stats	Population	Avg. HH Income
<b>0.3 Miles</b>	1,116	\$54,786
<b>0.5 Miles</b>	5,663	\$50,472
<b>1 Mile</b>	19,313	\$48,294

For more information

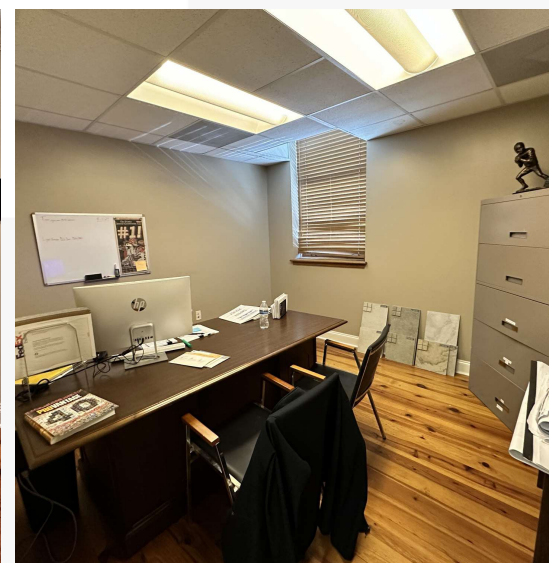
**Daniel Bennett, CCIM**

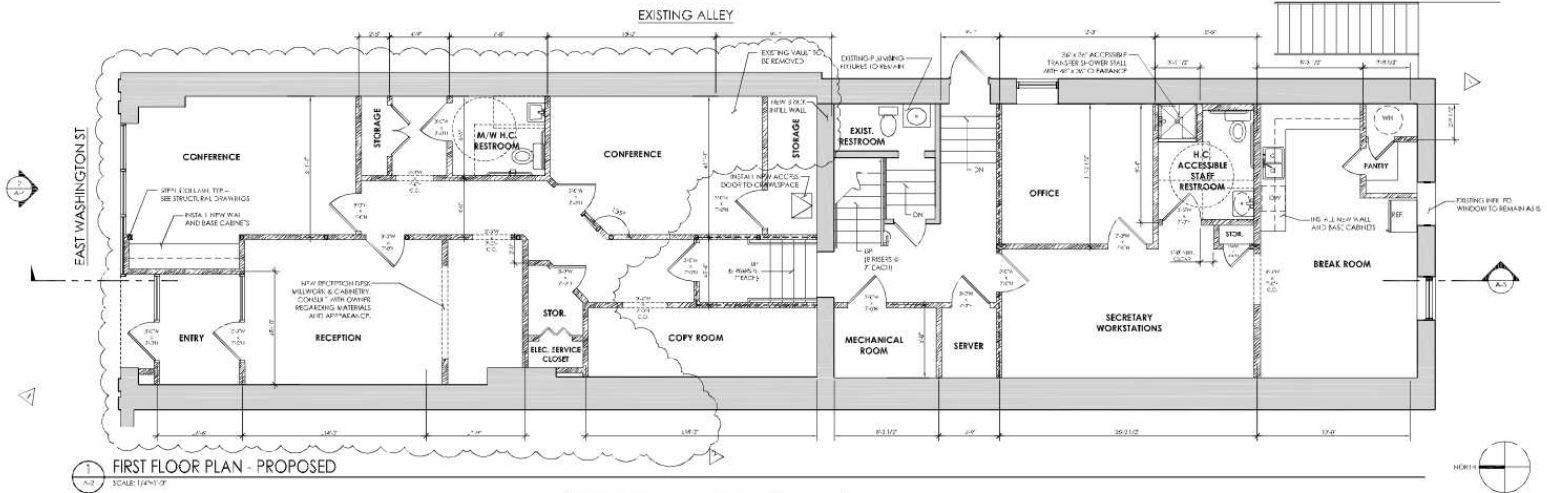
O: 706.553.1000 | C: 706.340.6066  
daniel@naielrod.com

# Additional Photos



# Additional Photos





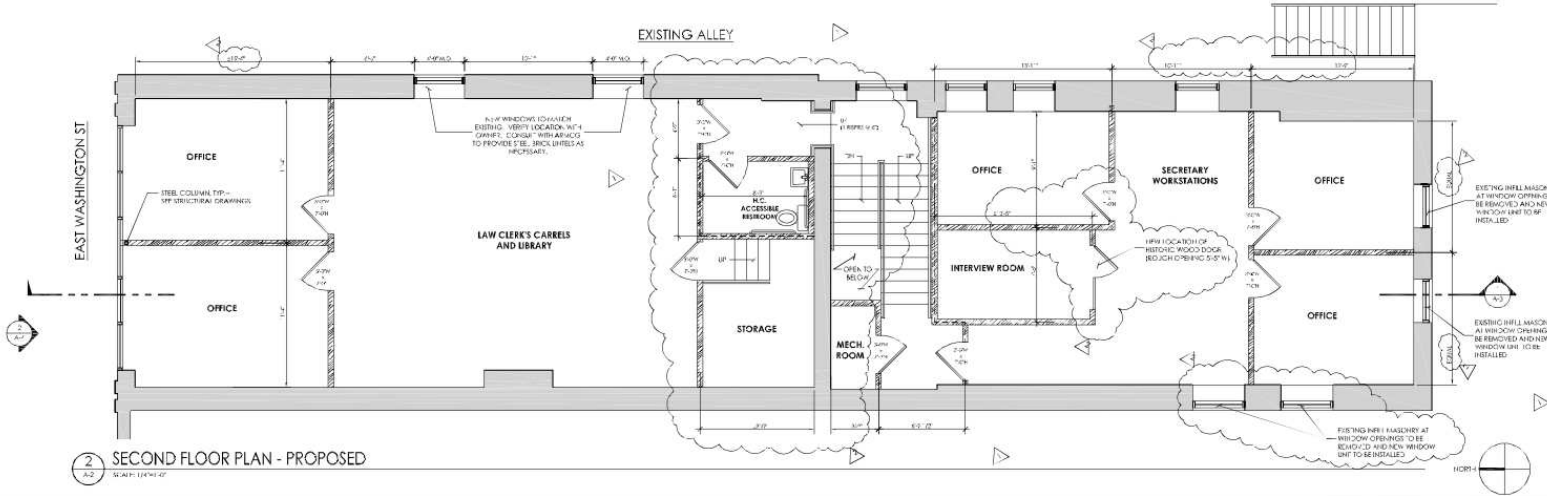
**GENERAL NOTES:**  
THE OVEN/RANGE SHOWN ABOVE HAS BEEN DELETED FROM THE PROJECT.

THE LAYOUT OF ALL WALLS, DOORS, AND/OR FIXTURES SHOWN IN THE ARCHITECTURAL FLOOR PLANS (A-2) SHALL TAKE PRECEDENCE IN THE EVENT OF ANY DISCREPANCY BETWEEN THE LAYOUT SHOWN ON THE ARCHITECTURAL FLOOR PLANS AND THE LAYOUT SHOWN ON THE MECHANICAL, ELECTRICAL, & PLUMBING PLANS. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COORDINATE THE DESIGN SHOWN HEREIN WITH THE LAYOUT SHOWN ON THE ARCHITECTURAL FLOOR PLANS.

**NOTE:**  
ALL DOORS OPENING ONTO THE 1-HOUR FIRE RATED CORRIDOR ARE TO BE 45-MINUTE FIRE RATED DOORS WITH METAL FRAMES.

**WALL LEGEND**

	EXISTING WALL TO REMAIN
	NEW METAL STUD WALL
	1-HOUR FIRE RATED WALL WITH A UL DESIGNATION # OF UL-1419.



# Retailer Map



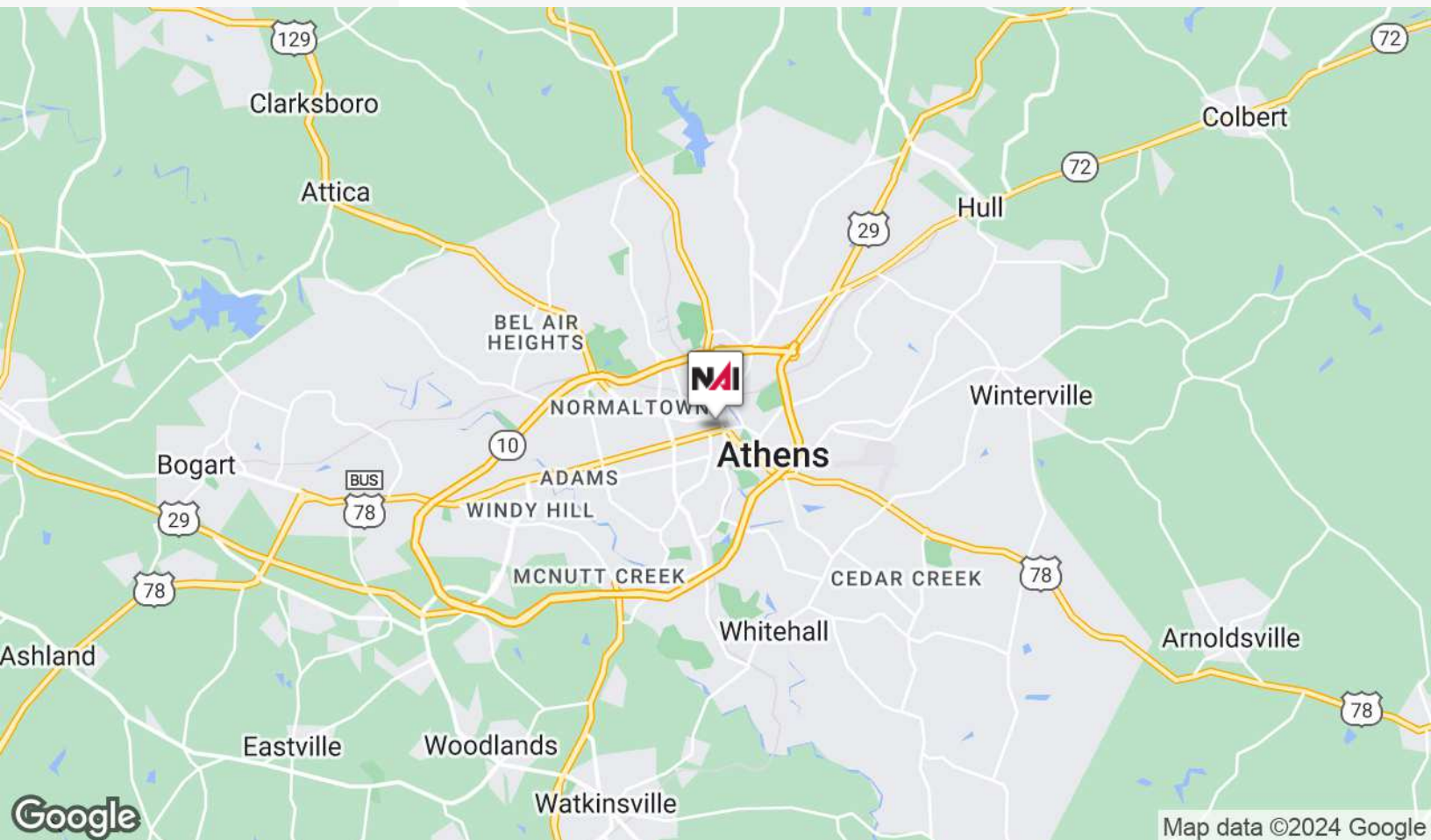
Map data ©2024 Google

# Location Maps



Google

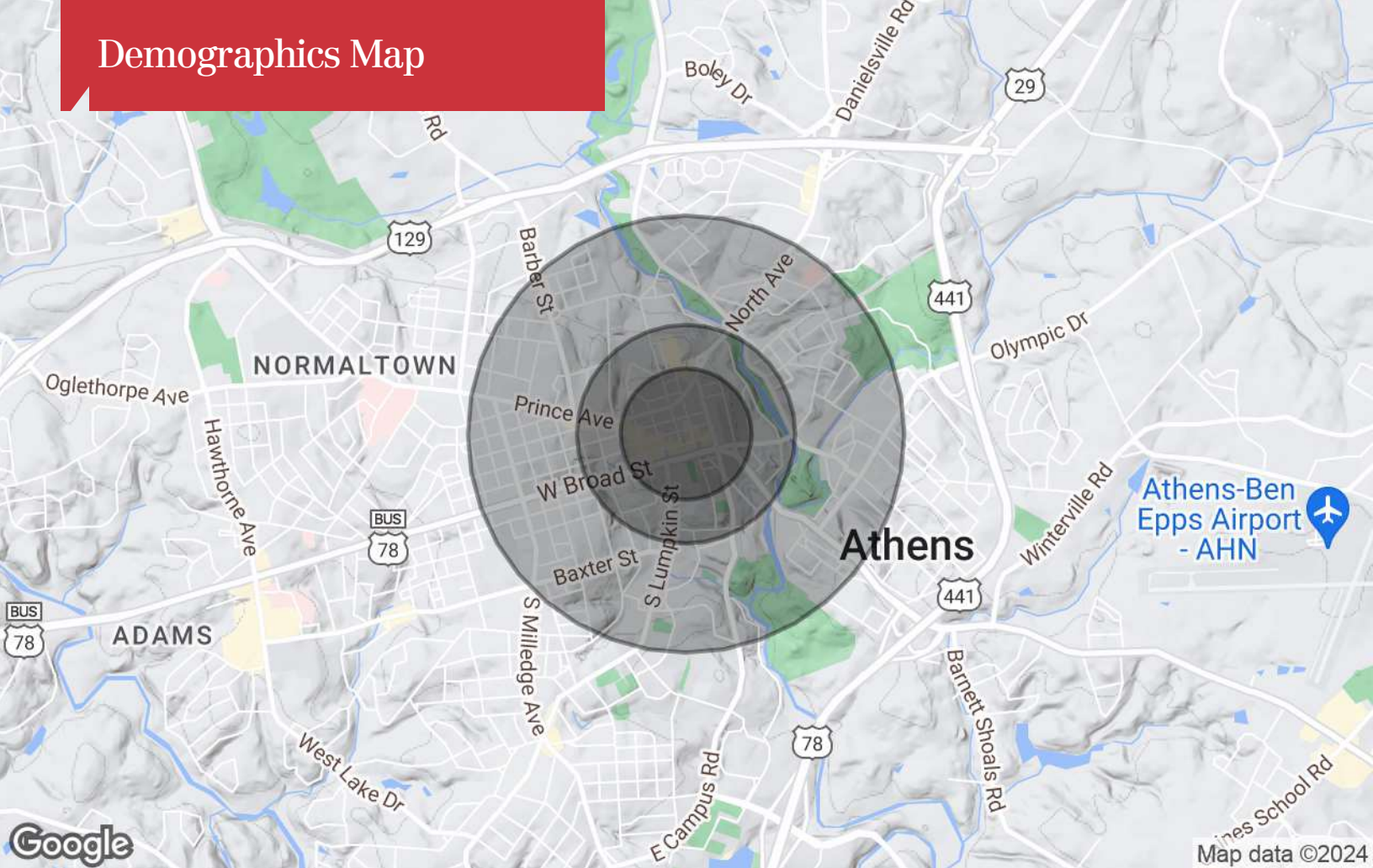
Imagery ©2024 Airbus, Maxar Technologies



Google

Map data ©2024 Google

# Demographics Map



## Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	1,116	5,663	19,313
MEDIAN AGE	27	27	27
MEDIAN AGE (MALE)	27	28	27
MEDIAN AGE (FEMALE)	26	27	27

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	583	2,373	6,642
# OF PERSONS PER HH	1.9	2.4	2.9
AVERAGE HH INCOME	\$54,786	\$50,472	\$48,294
AVERAGE HOUSE VALUE	\$456,490	\$349,512	\$362,840

## Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	79.0%	78.1%	75.2%
% BLACK	13.7%	16.4%	18.0%
% ASIAN	4.6%	3.2%	3.1%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.5%	0.3%	0.5%
% OTHER	2.1%	2.0%	3.3%

## Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	5.1%	4.3%	5.4%

\* Demographic data derived from 2020 ACS - US Census