



Commercial Sale One Page Report

MLS #:	10374040	Parcel Number:	0711C000040
Status:	Active	List Price:	\$895,000
Address:	2485 West Point Rd , LaGrange, GA 30240		
Complex Name:	none		
County:	Troup		
On Market Date:	09/09/2024	Orig List Price:	\$895,000
Tax Year:	2023	Days On Market:	37
Year Built:	1985	Tax Annual Amount:	\$6,520.21
Lot Size:	6.08	Price per Square Foot:	
		Building Area:	0

List Agent MLS ID:	YATESBEN	Listing Office MLS ID:	SPBD01
List Agent :	Ben Yates	List Office :	Coldwell Banker Spinks Brown
List Agent State License:	115513	List Office Fax:	(706) 884-6524
List Agent Phone:	(706) 333-1122	List Office Phone:	(706) 884-5681
List Agent E-mail:	ben.yates@spinksbrowndurand.com	List Office E-mail:	betty.yarbrough@spinksbrowndurand.com
List Agent Fax:	(706) 884-6524	Colist Agent MLS ID:	
Colist Agent Phone:		Colist Agent E-mail:	
Showing Contact Name:	Ben Yates	Showing Contact Phone:	706-333-1122

Public Remarks: **This property features 6.08 Acres, 3 Buildings on Hwy 29 south between Pegasus Pkwy and Lukken Industrial. Easy access to Industrial Park and backs up to LaGrange Callaway Airport. Building 1- 3744 sq ft (built 1958) Building 2- 4000 sq ft (built 2003) Building 3- 5200 sq ft (built 1985)**

Private Remarks:

Business Type:		Building Features:	
Construction Materials:	Concrete, Steel Siding	Structure Type:	Industrial, Mixed Use, Retail, Warehouse
Cooling:	Other	Other Structures:	
Green Energy Efficient:		Other Equipment:	
Green Building Verification Type:		Fencing:	
Green Energy Generation:		Accessibility Features:	
Green Water Conservation:		Lot Features:	Level
Flooring:	Concrete	Security Features:	
Heating:	Other	Total Road Frontage Length:	
Utilities:	Electricity Available, High Speed Internet, Phone Available, Water Available	Road Frontage Type:	State Road
Electric:	3 Phase Electricity Available	Road Surface Type:	Paved
Water/Sewer:	Septic Tank , Public , Electricity Available, High Speed Internet, Phone Available, Water Available	Roof:	Metal
Frontage Type:		Number of Buildings:	5
Water Body Name:		Parking Total:	
Zoning Description:	01-GI	Parking Features:	Other

Close Date:	Close Price:	Sellers Concessions:
Off Market Date:	Due Dilligence Date:	Financing Type:
Buyer Agent Ofc MLS ID:	Buyer Agent Ofc Lic:	Buyer Agent MLS ID:

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Prepared By: Ben Yates DRE#:115513 | Coldwell Banker Spinks Brown | 10/16/2024 10:20 AM