


	Photo	Listing ID	Status	List Price	Sold Price	Address	City	Lot Size Acres	Bldg Area Total	DOM	County	Business Type
1		10569850	New	\$199,900		114 W College St	Bowdon	0.06	1702	1	Carroll	Food & Beverage, Retail

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Prepared By: Dylan Wylie DRE#:369218 | Century 21 Novus Realty | 07/24/2025 11:25 AM



New	Commercial Zoning	1702 SqFt	Built 1890
Listing ID :		10569850	On Market Date: 07/23/2025
Property Type:		Commercial Sale	Original List Price: \$199,900
Business Type:		Food & Beverage, Retail	Close Date:
Lot Size Acres:		0.06	Days On Market: 1
County:		Carroll	Price per Square Foot:
Complex Name:		None	Originating System: GMLS (Georgia MLS)

Overview

Welcome to this fully renovated commercial building located in Bowdon, GA. This property is rich in history and offers a little over 1,700 heated and cooled square feet, store frontage on Hwy 166, loading dock, half bath, and some additional storage area in the basement. The building was constructed in the 1890s. Renovations were made within the last 3 years, and they include: paint, sealed the brick walls, doors, flooring, and subflooring, HVAC, doors, loading dock, electrical, plumbing, and roof. The building has most recently been used for retail packaging and shipping, along with storage. These buildings rarely hit the market. Don't miss your opportunity to start or expand your business in a high traffic area.

Listing Details

List Price:	\$199,900
Price per Square Foot:	
Original List Price:	\$199,900
On Market Date:	07/23/2025
Listing Contract Date:	07/23/2025
Close Date:	
Off Market Date:	
Sale Includes:	Building & Land
Documents Available:	

Property Overview

Property / Lot

Number of Buildings:	1	Year Built:	1890
Building Area Total:	1702	Property Condition:	Resale
Building Area Source:	Owner	Lot Size Acres:	0.06
Business Type:	Food & Beverage, Retail	Lot Size Source:	Owner
Zoning Description:	Commercial	Water Body Name:	

Location

County:	Carroll	State:	GA
		Directions:	From Carrollton, take Highway 166 West towards Bowdon. Building is located in downtown Bowdon on the right side of the street.

Exterior Features

Building Features:	Delivery Dock, Display Window(s)	Water Source:	Public
Structure Type:	Mixed Use, Retail	Green Water Conservation:	

Construction Materials:	Brick	Sewer:	Public Sewer
Frontage Type:		Parking Total:	
Fencing:		Parking Features:	On Street, Parking Lot
Lot Features:	City Lot	Total Road Frontage Length:	25
Other Structures:		Road Frontage Type:	Highway
Roof:	Other	Road Surface Type:	Paved

Interior Features

Cooling:	Central Air, Electric	Utilities:	Electricity Available, High Speed Internet, Natural Gas Available, Sewer Available, Water Available
Heating:	Central, Electric, Heat Pump	Flooring:	Hardwood
Electric:	220 Volts	Security Features:	
Green Energy Efficient:		Accessibility Features:	
Green Building Verification Type:		Other Equipment:	
Green Energy Generation:			

Tax

Parcel Number:	B05 0010010
Tax Annual Amount:	\$1,105.39
Tax Year:	2024
District:	
Section:	
Block:	
Lot:	
Unit:	
Land Lot:	

Sales

Close Date:	
Close Price:	
Concessions Amount:	
Off Market Date:	
Due Diligence Date:	
Buyer Financing:	

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