

Active/ML#321239

1209 E Highway 80 Highway #B Pooler, GA 31322

\$2,600
Lease

Commercial

Retail

Chatham County
Retail (Other)



Type: **Modified Gross** Unit: **\$ Amt/Month** Term: **1 Year**
 Acres: **0.92** LotSF: **40,075** CCR: **No** Class:
 SF/Src: **1,600** Yr Built: **1999**
 Zoning: **Commercial** PIN: **5-0022-01-002C**
 Road: Frontage: **207** Surface: **Asphalt** Responsibility:
 Present Use: **Business**
 Improvement: **Other**
 Loading: **Drive Thru Door, Oversized Door**

Recent Change: 10/31/2024 : NEW : ->A

Remarks: **Great Pooler flex space with roll up door in back. Lots of storage above. Large reception area, 2 private offices, work space in back with rear access through roll up door. Many uses allowed.**

Directions: **Highway 80 West just passed Pine Barren Road on the left**

Interior

Appliances: **None**

Structure

Builder Name: Bldg Stories: **1.0**
 Prop Attached: **Yes** Common Walls: **2 CommonWalls** Condo: **N**
 # Full Baths: # Half Baths: **1** # Beds:
 Construction: **Metal Siding, Steel** Build to Suit:
 Bldg Features: **10+ Ceilings**
 Misc Equip: **None**

Property Information

Postal City: Lat / Long: **32.103361/-81.226107**
 Legal Desc: **Lot 12B Pooler Industrial Park Sub Ph2** Lot Dim/SqFt: **/40075**

Systems

Electric: # Cool Units: **1**
 Gas: Cool Source: **Electric**
 Cable: Cool Type: **Central**
 Telephone: # Heat Units: **1**
 Water: **Public Water** Heat Source: **Electric**
 Sewer: **Public Sewer** Heat Type: **Central**
 # WaterHtrs: **1** WaterHtr Type: **Electric**

Conditions & Permissions

Special List Cond: **Standard**

Financial, Expense & Income

Landlord Util: **None**
 Landlord Exp: **None**
 Association: **No** Fire Dept Dues:

Transaction Data

List Date: **10/31/2024** Terms: Sold Price:
 ContingentDate: Sale Type: LP/SqFt: **\$1.63**
 UnderContDate: Seller: **Investor** SP/SqFt:
 SoldDate: DOM: **1** SP/LP:
 WithDate: CDOM: **1**
 Expire Date: StatChangeDate: **10/31/2024**