

Sunset on Main

**205 E Main Street, Hogansville,
Ga 30230**

2,080 SQFT

Zoned C3

For Sale: \$287,000



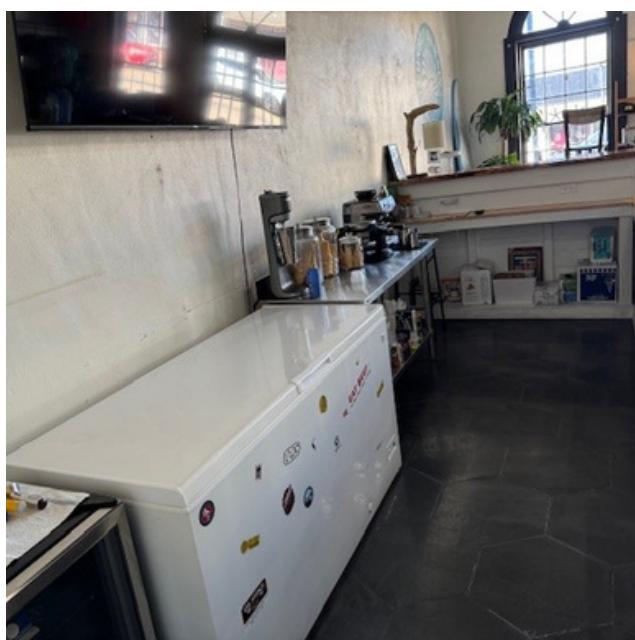
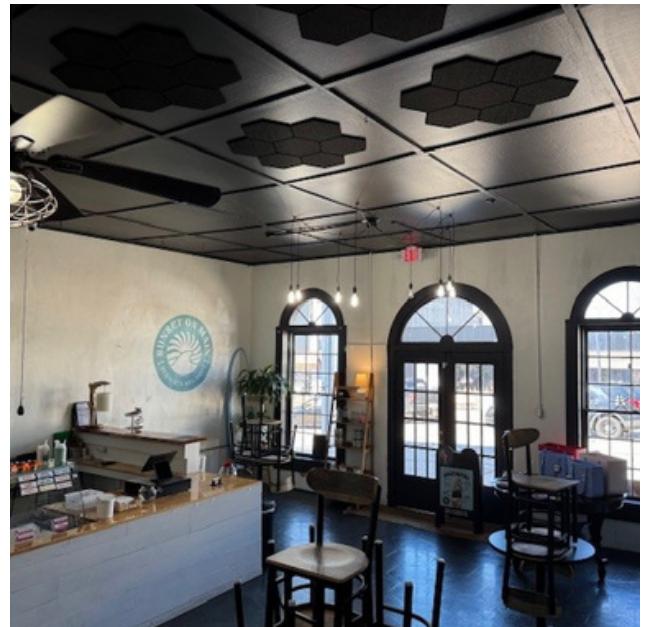
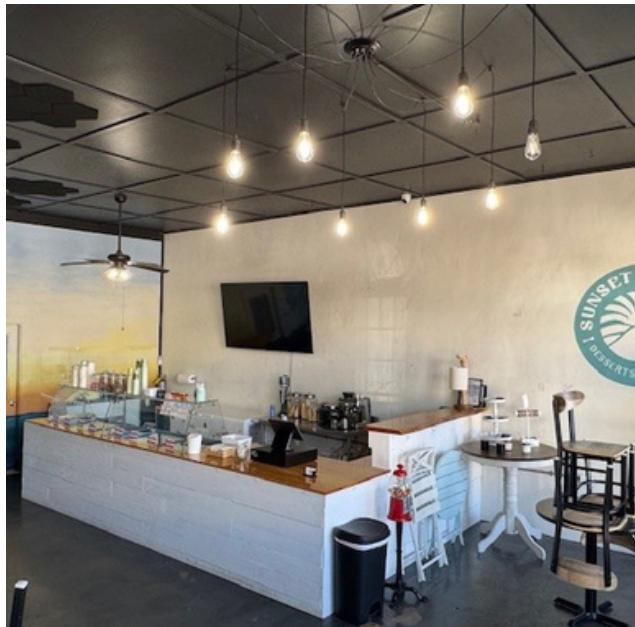
Downtown Hogansville

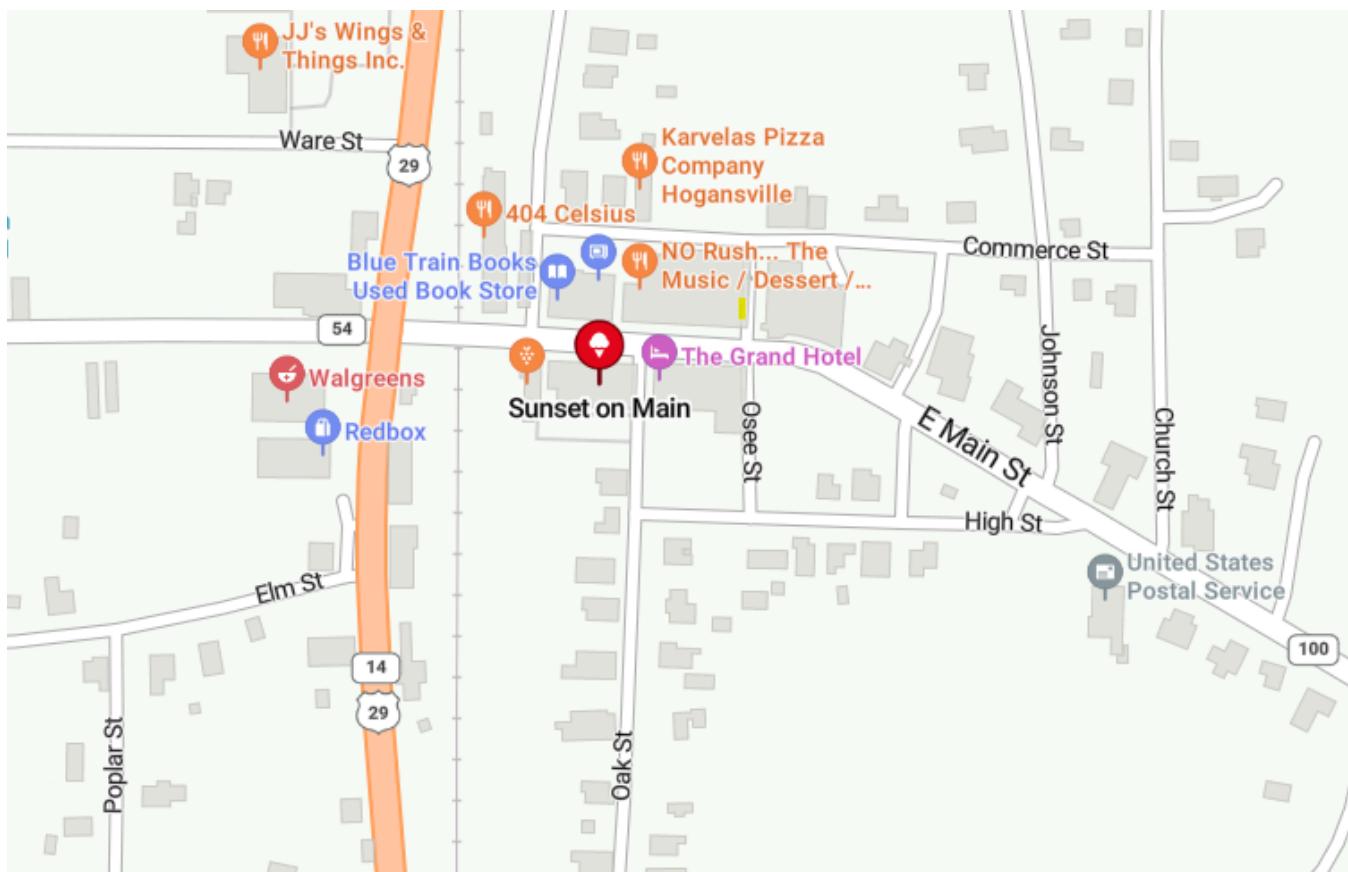
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Site Plan

THIS BUILDING IS IN THE HEART OF DOWNTOWN HOGANSVILLE, HAS GREAT CURB APPEAL, LARGE FRONT DISPLAY WINDOWS, AND HAS BEEN UPDATED FOR THE TURNKEY RETAIL, SMALL RESTAURANT/CAFE, OR COOL OFFICE SPACE. PARKING IS PLENTIFUL BETWEEN THE FREE STREET PARKING AND THE PUBLIC PARKING LOT JUST A BLOCK AWAY. THE OWNER HAS ADDED A NEW TPO ROOF, UPDATED ELECTRICAL, ADDED 3 MINI SPLITS FOR ZONED HEATING AND AC AND SEVERAL OTHER UPGRADES. THERE IS CURRENTLY AN ICE CREAM SHOP, AND THE SPACE HAS BEEN A SUCCESSFUL BOUTIQUE IN THE PAST, BUT HOGANSVILLE IS VERY BUSINESS FRIENDLY AND CAN ACCOMMODATE AND ALLOW MANY THINGS. CURRENT TENANT IS IN PLACE UNTIL THE END OF MAY, BUT SHOWINGS CAN BE DONE WITH ADEQUATE NOTICE.





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