



656 GA Hwy 30

Buena Vista, Georgia 31803

Property Highlights

- +/- 117,602 sq ft facility on +/- 53.51 acres
- Includes classrooms, gym, kitchen, and auditorium
- Zoned C4 for flexible institutional use
- Easy access to GA-41 and Buena Vista

Property Overview

Unique investment opportunity at 656 GA Highway 30 in Buena Vista, Georgia—an expansive +/- 117,602-square-foot facility on +/- 53.51 acres, formerly used as a postsecondary education institute and offered at \$3,950,000. Originally built in 1980 as a high school, the property features classrooms, administrative offices, a gymnasium, auditorium, commercial kitchen, dining areas, and various common spaces, along with outdoor amenities including ball fields and tennis courts. Zoned C4, it's well-suited for institutional or commercial use, such as a private school, church, or specialty center. Conveniently located less than 2 miles from GA-41, 7 miles from Marion County Airport, and under 9 miles from downtown Buena Vista, this versatile campus offers significant potential for redevelopment or continued educational use. Property is being offered "AS-IS".

Offering Summary

Sale Price:	\$3,950,000
Building Size:	+/- 117,602 SF
Lot Size:	+/- 53.51 Acres

Demographics 3 Miles 5 Miles 10 Miles

Total Households	132	346	2,415
Total Population	311	831	6,015
Average HH Income	\$53,504	\$56,096	\$66,547

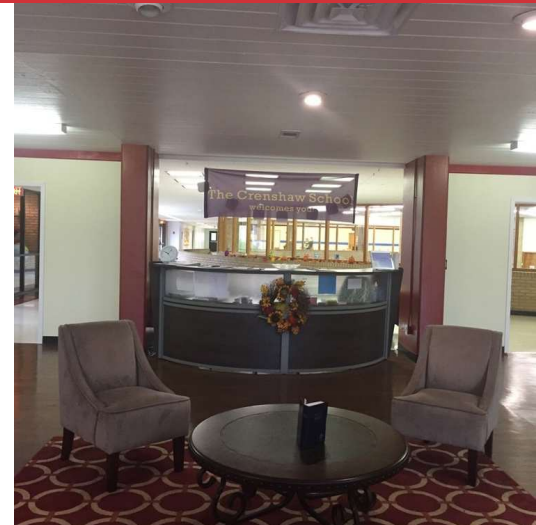
For More Information

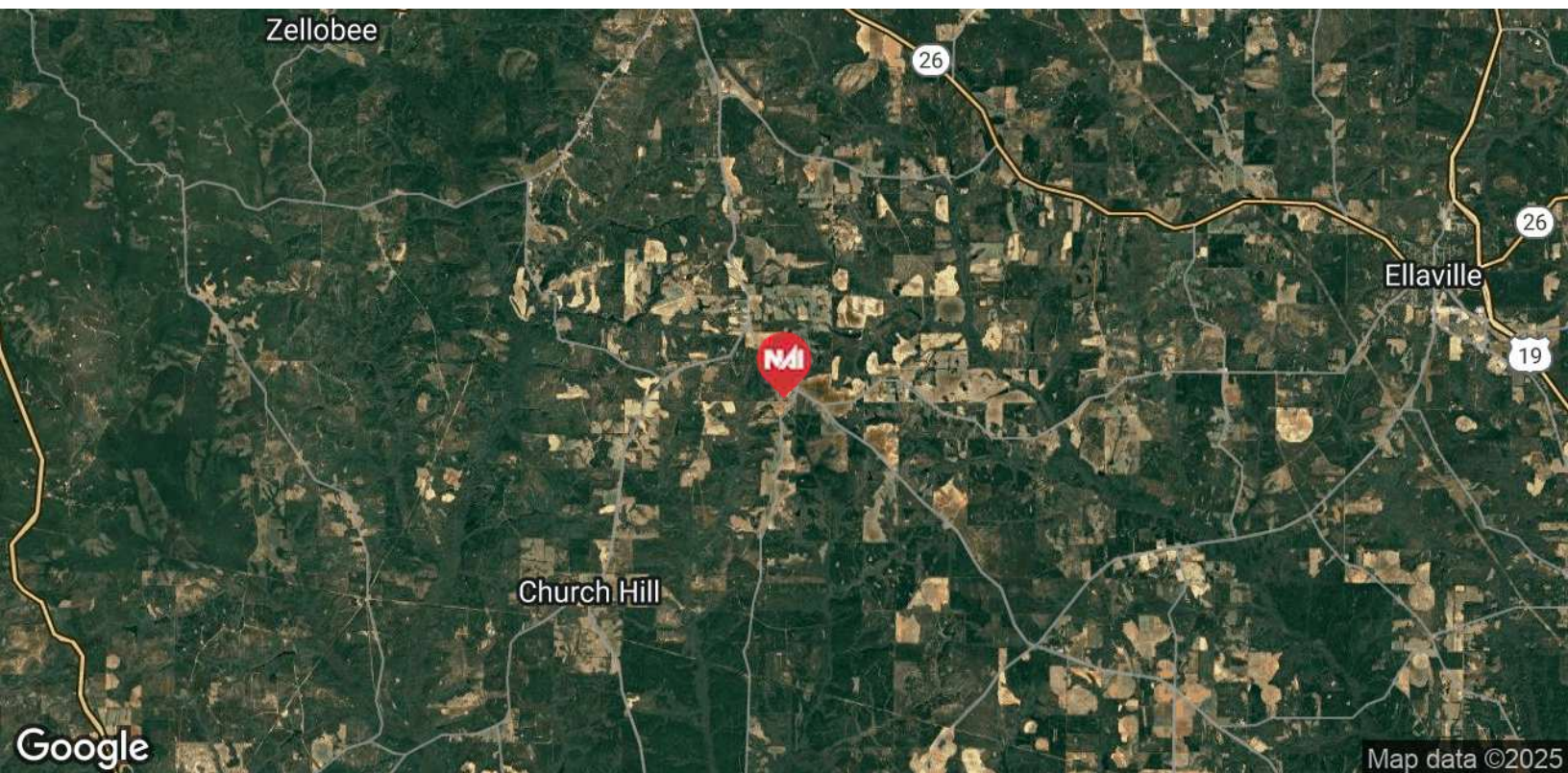
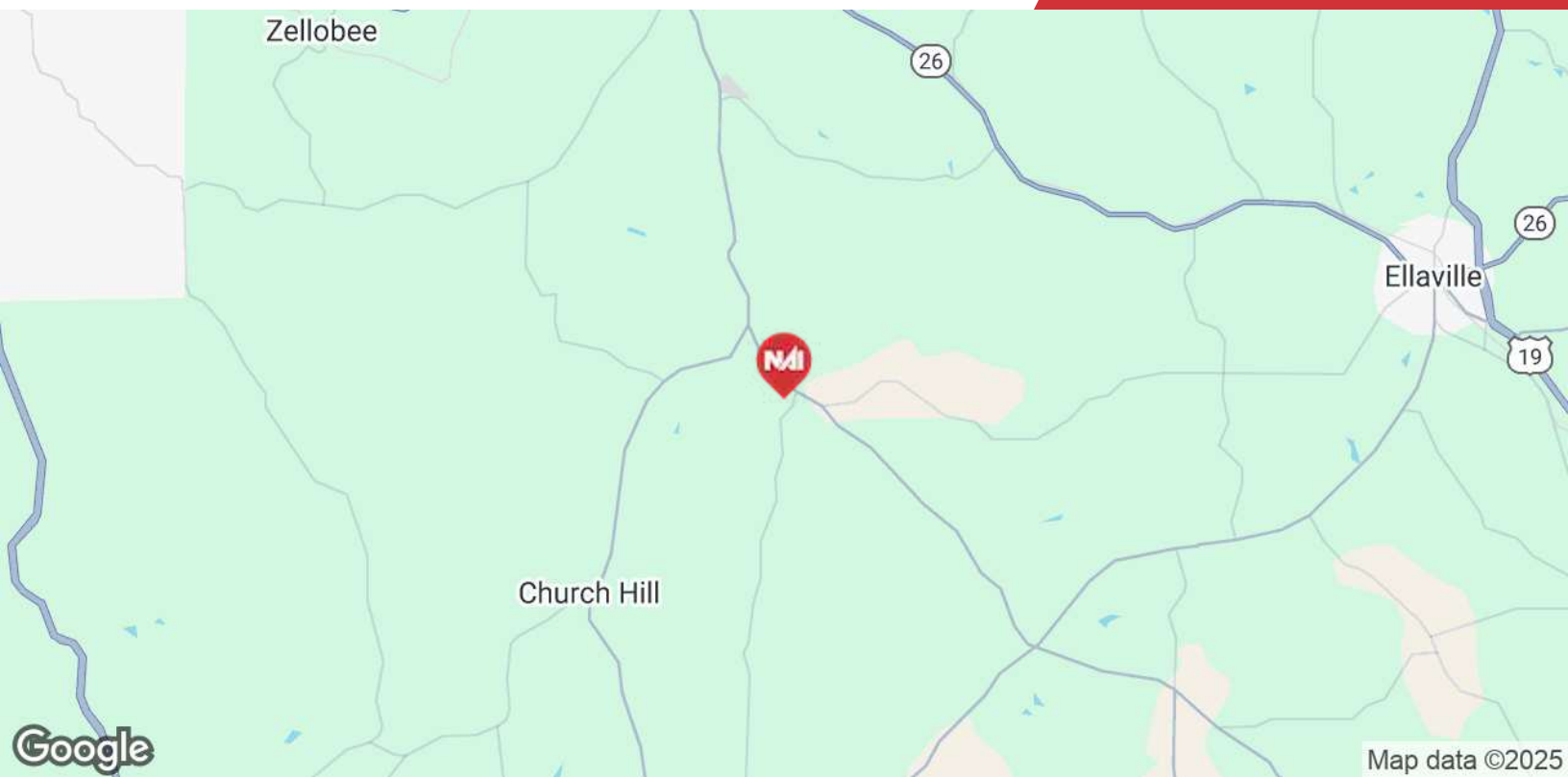
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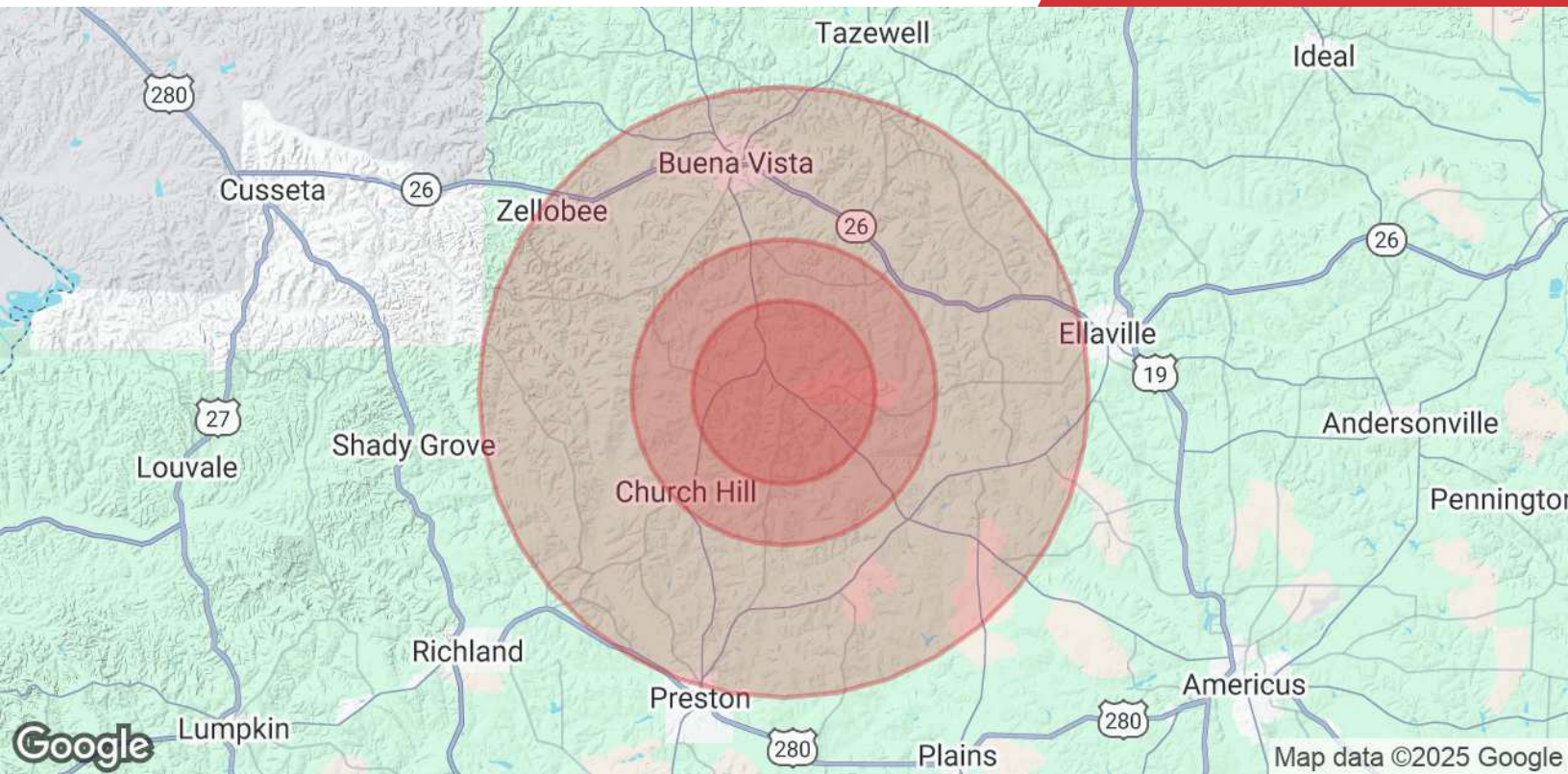






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Population

	3 Miles	5 Miles	10 Miles
Total Population	311	831	6,015
Average Age	43	42	42
Average Age (Male)	43	42	41
Average Age (Female)	43	42	42

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	132	346	2,415
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$53,504	\$56,096	\$66,547
Average House Value	\$152,936	\$160,130	\$178,971

Demographics data derived from AlphaMap