

For Sale
3,425 SF | \$615,000
Office Building



Freestanding Commercial Building On Oglethorpe

895 Oglethorpe Ave
Athens, Georgia 30606

Property Overview

Discover an exceptional investment opportunity at 895 Oglethorpe Ave in Athens, GA. This 3,425 SF property, built in 1955 (renovations/addition in 2010) and zoned C-G, presents an enticing prospect for someone needing a CG-zoned property in Athens-Clarke County. With its prime corner lot location, this property enjoys excellent visibility and accessibility. Less than 500' from the Oglethorpe Ave/Hawthorne Ave red light intersection and less than a mile from the GA 10 Loop, it also features a prominent monument sign and dual road access from Oglethorpe Ave & Brooklyn Road. Currently operating as a daycare, the property includes multiple large rooms, a kitchen with a dishwasher, a fenced play area, and 3 bathrooms, one of which has child-sized toilets and one with a shower. The current owners have done a great job of maintaining this property. Come make this your new business home!

Property Highlights

- 3,425 SF building freestanding commercial building
- Corner lot location, less than 500' from Hawthorne Ave
- Less than 1 mile from the GA 10 Loop
- Zoned C-G for versatile use
- Prominent monument sign for enhanced visibility
- Dual road access from Oglethorpe Ave & Brooklyn Road

Offering Summary

Sale Price:	\$615,000
Building Size:	3,425 SF
Lot Size:	0.45 Acres

For More Information

Brian Elrod, CCIM

O: 706 553 1000
brian@naielrod.com | GA #251606

Additional Photos
3,425 SF | \$615,000
Office Building



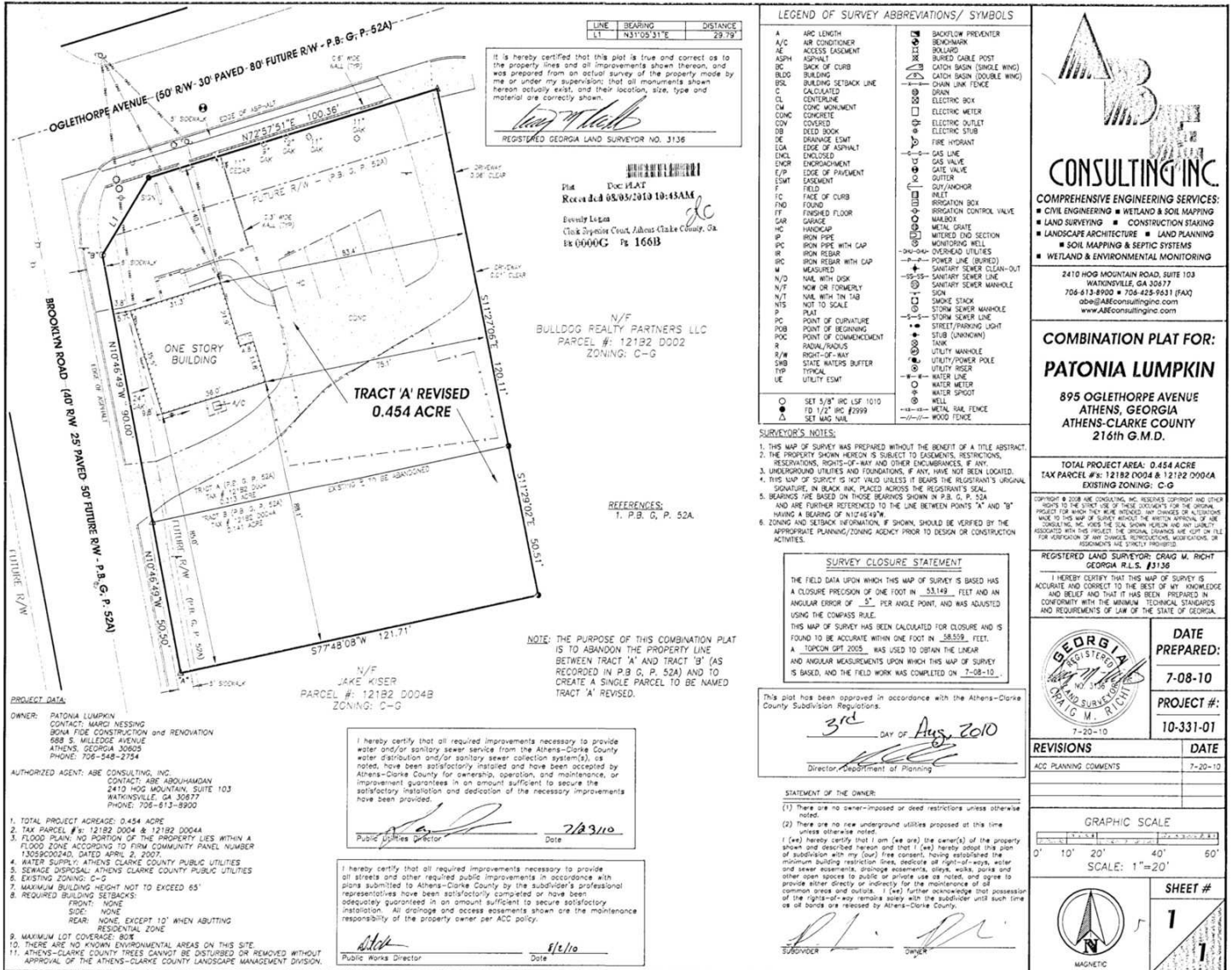
Additional Photos
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Aerial Photo
3,425 SF | \$615,000
Office Building



Plat
3,425 SF | \$615,000
Office Building



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**COMBINATION PLAT FOR:
PATONIA LUMPKIN**

895 OGLETHORPE AVENUE
ATHENS, GEORGIA
ATHENS-CLARKE COUNTY
216th G.M.D.

TOTAL PROJECT AREA: 0.454 ACRE
TAX PARCEL #s: 12182 0004 & 12182 0004A
EXISTING ZONING: C-G

REGISTERED LAND SURVEYOR: CRAIG M. RIGHT
GEORGIA R.L.S. #3136

I HEREBY CERTIFY THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM TECHNICAL STANDARDS AND REQUIREMENTS OF LAW OF THE STATE OF GEORGIA.

DATE PREPARED:
7-08-10

PROJECT #:
10-331-01

REVISIONS

REVISIONS	DATE
ACC PLANNING COMMENTS	7-20-10

GRAPHIC SCALE

0' 10' 20' 40' 60'
SCALE: 1"=20'

SHEET #
1

MAGNETIC



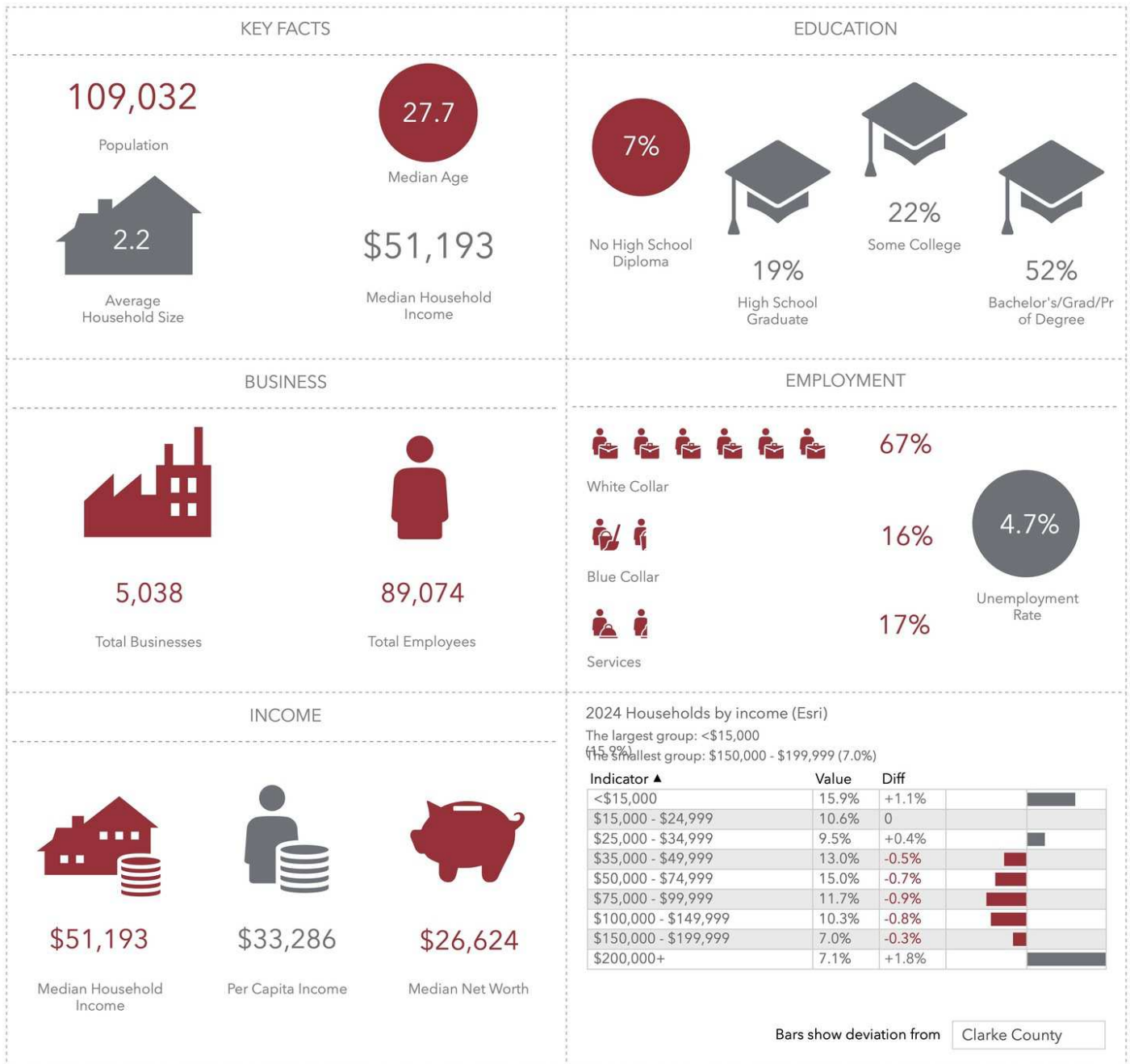
Google

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895 Oglethorpe Avenue, Athens, GA 30606

895 Oglethorpe Ave, Athens, Georgia, 30606 (5 miles)
895 Oglethorpe Ave, Athens, Georgia, 30606
Ring of 5 miles

Latitude: 33.96156
Longitude: -83.41500



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2023, 2028.

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