

MLS #: C139025A (Active) List Price: \$849,999 (29 Hits)**301 Ridge Ave S Tifton, GA 31794**

Building Type: Other-See Remarks
Apx Building Size: 4624
Apx Heat/Cool SqFt: 4624
Source SqFt Data: Q-Public
Full Baths: 0
Levels: 1
Apx Year Built: 1952
Roof Age: unk
Handicap Access: No
Parking: 15.00
On/Off Premises: On
Waterfront: None
Flood Zone: No
Auctioneers Price Range:
Auction Date:

Tifton City Limits: Yes
County: Tift
Zoning:
Interstate Access: 1 mile
Road Frontage: 150 ft
Lease: No
Real Estate Included: Yes
Tax/Parcel ID: 033/034
Map: T031
Lot: 14/13
Community Association : No
Association Amount:
Association Payment Frequency:

Plat Book: n/a **Plat Page:** n/a **Deed Book:** 2279 **Deed Page:** 177

Land Lot #: 309 **District:** 6 **Block:** 374

City Taxes: **County Taxes:** 3378.32 **Lot Size:** .66

Electric Supply: Georgia Power **Gas Supply:**

Water Supply: Public **Sewer Supply:** Public Sewer

O/H Doors: 1 **Rail Access:** no **Drive Construction:** Concrete

Loading Docks: 1 **Other Buildings:** 1280 sq ft

Features: Electric-Circuit Breaker

Construction: Block, Masonry
Exterior: Block
Roof: Metal

Cooling: Central Air
Heat: Central, Electric
Fence: None
Street Construction: Paved, Public Maintained

Directions: From I-75, take exit 63A. Travel east 1 mile, then turn south on Ridge Ave. Property is at the corner of 3rd St and Ridge Ave.

Remarks: Turnkey opportunity to own a fully operational meat processing and butchering business in the heart of Tifton, Georgia. This established facility is equipped and ready for continued success, offering a rare chance to step into a profitable and respected operation with a loyal customer base. The property features a well-maintained commercial building designed for efficient workflow, with areas for processing, packaging, storage, and customer sales. All equipment, fixtures, and refrigeration units are included in the sale, making this a true turn-key investment. Located in a high-visibility area with easy access to major highways, this property offers excellent potential for expansion or diversification into retail meat sales, specialty processing, or farm-to-table distribution. Whether you're an experienced processor or an entrepreneur looking to enter the food industry, this property provides the space, setup, and reputation to hit the ground running.

Private Remarks: Sale includes two parcels.

Owner's Name: Indeed Meats LLC

Business Name: Indeed Meats

Business Use: C

Agent Owned: No **Limited Service:** No **Lockbox:** No **Lockbox Serial #:**

Showing Instructions: Appointment Only, Occupied

Property Condition: Good

List Date: 11/6/2025 **Pending Date:** **Expire Date:** 5/6/2026 **Days on Market:** 16

Org LP: \$849,999 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmnts:** No

Pending Office: **Pending Agent:** **Delayed Internet Distribution:** No **Delayed Marketing End Date:**

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