

2952 US Hwy 41 S

2952 US Hwy 41 S, Valdosta, GA 31601

Broker: Scott Alderman, 229-561-1938, fcre@surfsouth.com



Presented By:
First Commercial Real Estate



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Property Details

Price: \$189,000

- 4800-sf multi-use building and 1.7-acre corner lot. Located at SW corner U.S. Hwy 41 South & Sermans Rd. Front half zoned M-1 Light Industrial, back half zoned R-1 Residential. Access via driveway and frontage on Hwy. 41, also fronts on Sermans Rd on north side and Wellman St in back. Hwy 41 median cut just to the south. The 4800-sf building is multi-use for office, residential, and storage. Or re-develop for new commercial or light industrial. Vinyl siding, metal roof, well & septic tank on site. Sold as-is. Good for variety of uses: commercial, industrial, auto service, live-work, etc. ±1,050-ft chain-link fence around the perimeter, locked gate in front. Traffic counts: 10,800/day north, 8800/day south. Flex-use building for light industrial, auto service/sales, live-work.
- Easy access and driveway from US Hwy 41 S. Median cut nearby.
- Corner lot, 3-road frontage, chain-link fence all around.

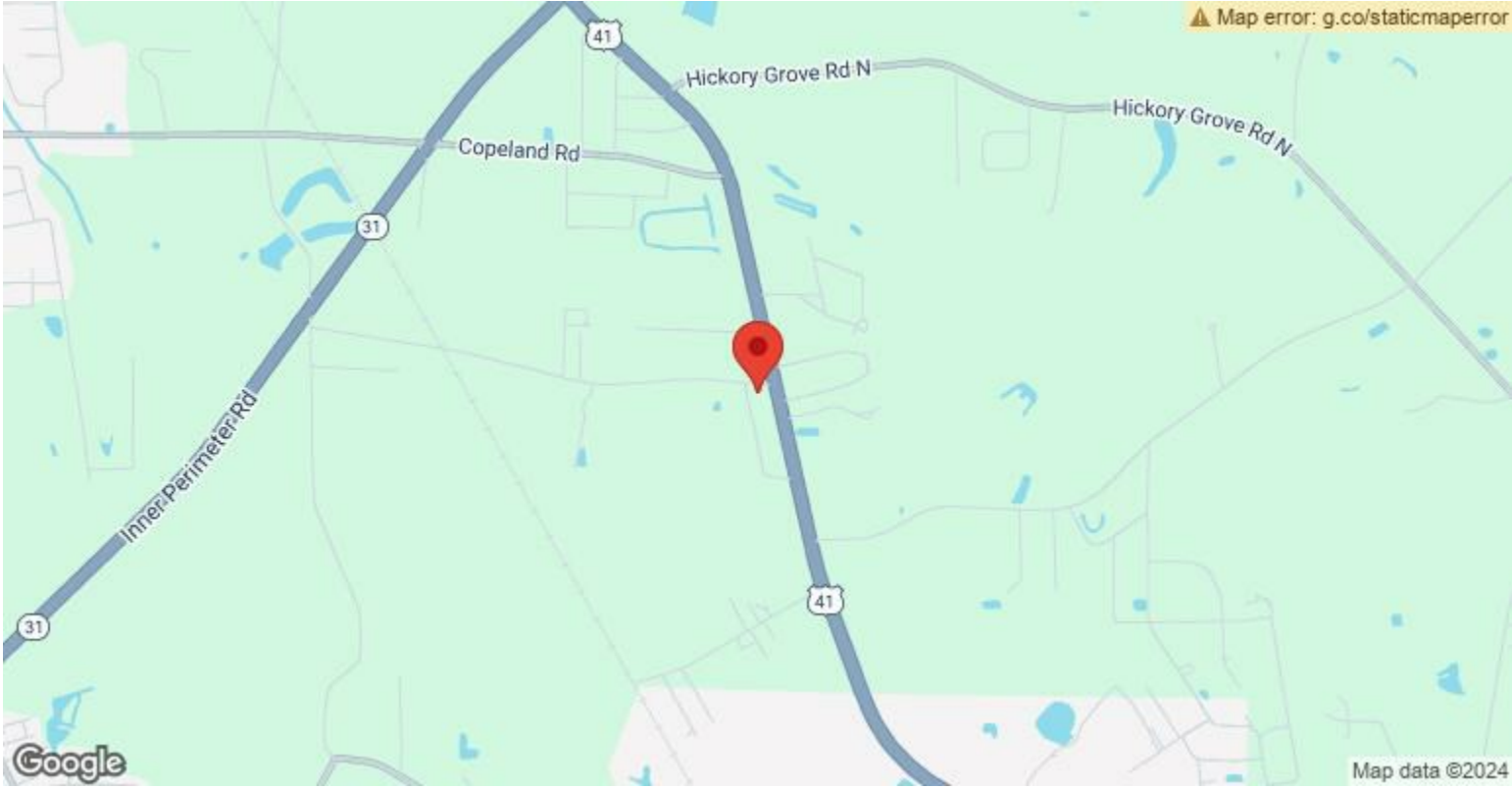
View the full listing here: <https://www.loopnet.com/Listing/2951-US-Hwy-Valdosta-GA/34250819/>

Price:	\$189,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.70 AC
Gross Building Area:	4,800 SF
Building Area:	4,800 SF
No. Stories:	1
Year Built:	±1975
Tenancy:	Single
Parking Ratio:	N/A
Zoning Description:	M-1, R-1
APN / Parcel ID:	0167-176
Cross Streets:	Sermans Rd

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Location



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Property Photos



Assessor Aerial

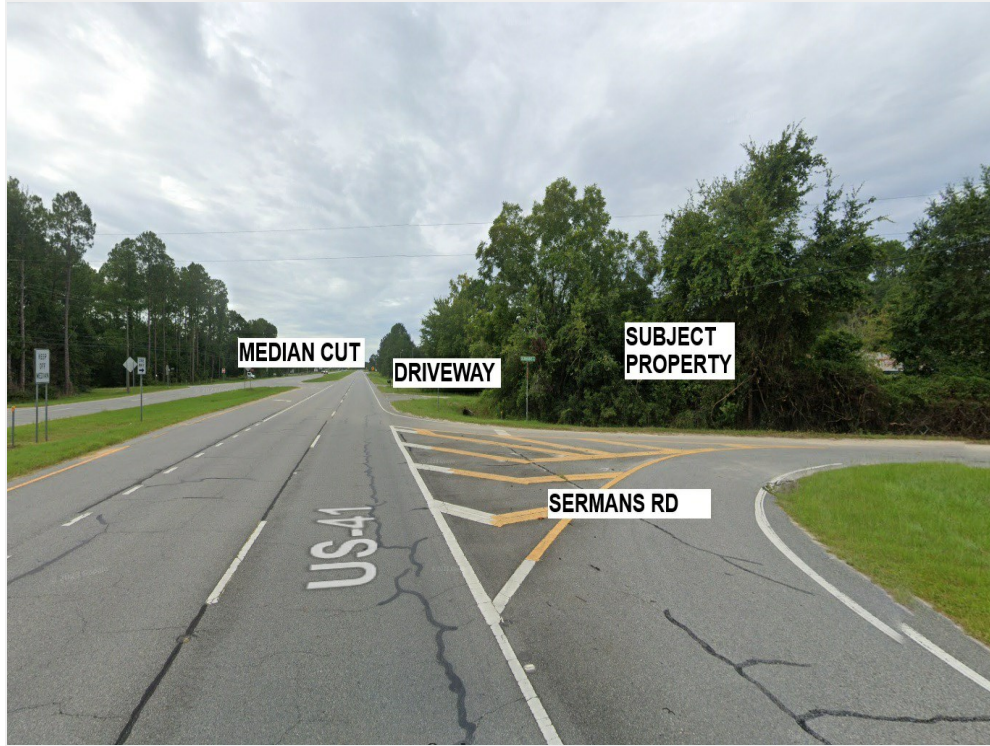


Exterior

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Property Photos



Highway View



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Exterior



Interior

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Interior



Interior

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Interior



Interior

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Property Photos



Storage

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We specialize in the commercial-investment-land market in Valdosta, Lowndes County & South GA, where I've been a broker since 1982. In 1996 I started First Commercial Real Estate, still the only company here with this specialty. We've sold and leased thousands of properties, and we know the market better than anyone. I'm a native and life-long resident of Valdosta, and a graduate of Valdosta State University (BBA 1981 & MBA 1988). It's our privilege and honor to serve you and add value to your property decisions.