

1.17 Acres Available
1001 West Charlton Street
Milledgeville, GA 31061

**FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com

REDUCED



- LOT SIZE:** 1.17 acres
FRONTAGE: 235'
DEPTH: 240'
ZONING: Residential - Commercial Potential
TAXES: \$207.82
UTILITIES: All available
NEIGHBORS: Being located next to Navicent Oconee Regional Medical Center, it is an ideal location for medical office or general office. Would also be a great location for office or apartments.
NOTES: It is convenient to Navicent Oconee Regional Medical Center, the Medical Center Doctors Building, Georgia College & State University and downtown Milledgeville.

~~Sales Price: \$39,995~~ | Reduced Price: \$29,995

**FOR MORE
INFORMATION
CONTACT**

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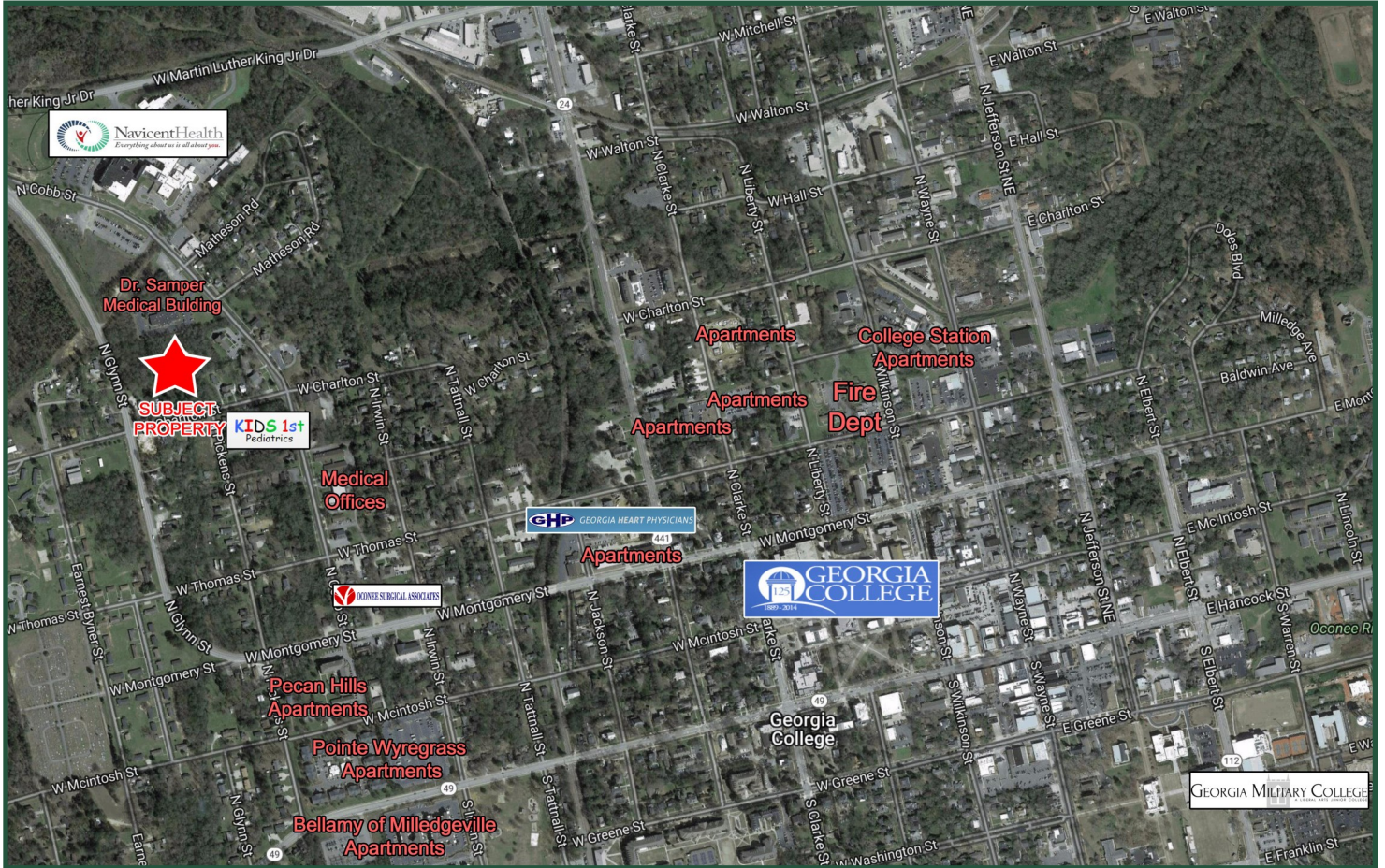
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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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AERIAL



2017	1 mile	3 mile	5 mile
Population	6,651	21,288	30,862
Median Age	22.9	28.6	32.2
Avg. HHI	\$31,709	\$44,400	\$48,926

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