

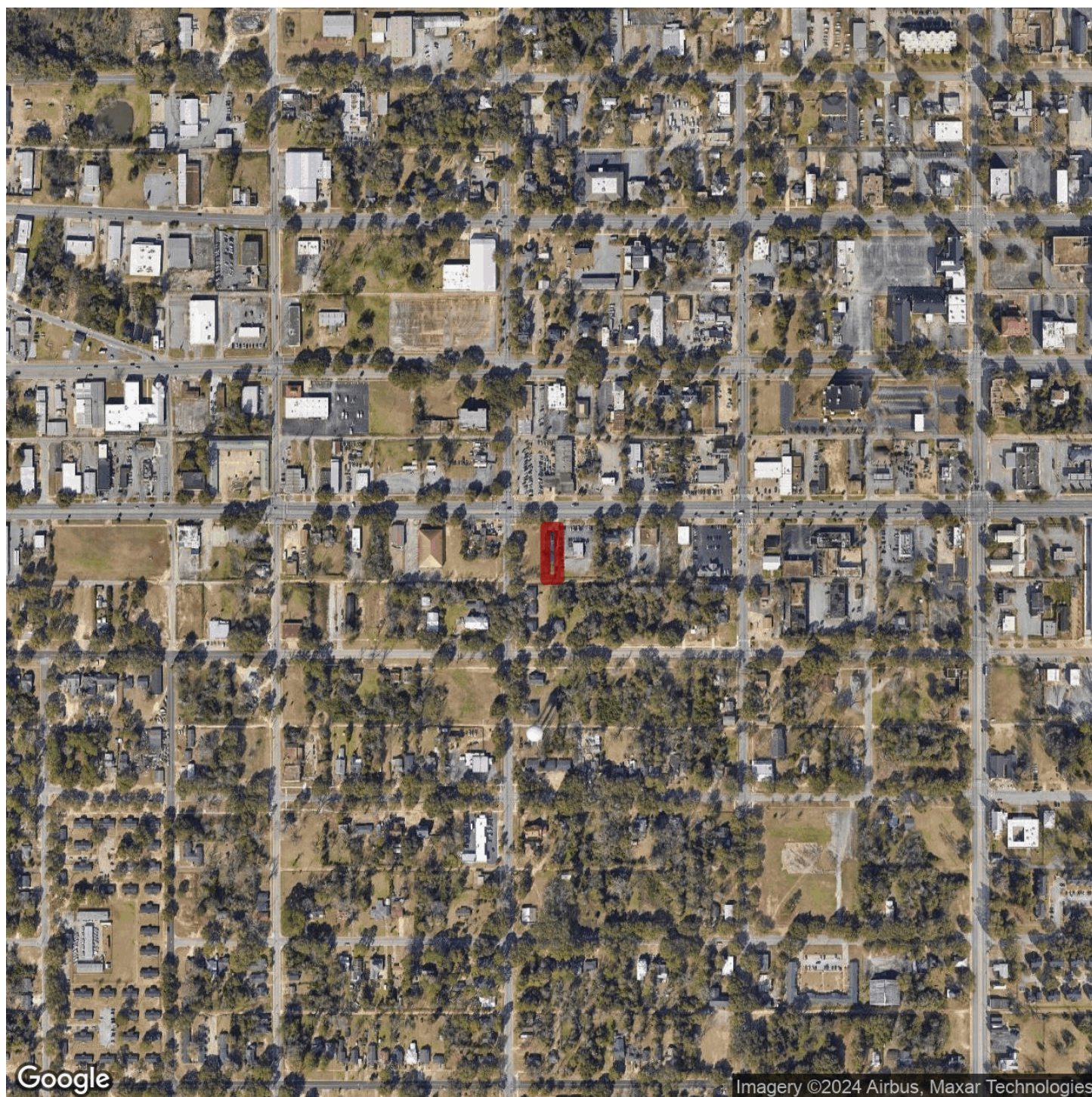
0.25+/- acres in Dougherty County, Georgia

Commercial property located in a highly visible area of Albany, GA. High traffic count of over 13,500 VPD. Formerly utilized for a finance company office, this property consists of over 2,000 SF of interior space with a lobby, reception area, 2 offices and 2 plus other rooms that could be used for additional offices or storage. Located within a few blocks of downtown Albany and government offices. Numerous use possibilities. Beautiful reclaimed hardwood floors and quaint architecture are features you don't normally find in commercial buildings, but are featured with this property. New roof installed September 2023. There is a 20' x 10' utility building located behind the primary building that provides added storage space. Fenced on 3 sides. Alley access in rear. If you're looking for a place for your business, or if you are looking for a commercial investment that can produce rental income, this could be the property that you've been looking for. Call to schedule your tour! *Seller is related to listing agent.

Commercial • \$175,000

View online at <http://selg.biz/4905>





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