

SALE

PRICE REDUCED

TWO-STORY MIXED USE BUILDING

4 6/8 ZEBULON STREET, BARNESVILLE, LAMAR COUNTY, GA 30204



REDUCED SALES PRICE:
~~-\$300,000~~ \$175,000

LOCATION OVERVIEW

- Located in Downtown Barnesville
- Within blocks of government offices, shopping, banks and restaurants
- 10 miles to Interstate 75
- 1/2 mile to Gordon State College
- 1.2 miles to Lamar County High School
- 1.6 miles to Lamar County Primary School & Middle School

PROPERTY OVERVIEW

- 9,324± SF Two-Story Commercial Building
 - Potential for:
 - Ground level retail / restaurant space
 - Six (6) loft spaces above
- Historic building - Murphey Building 1884
- Listed on the National Register of Historic Places
- Historic Tax Credits Available (See Page 2)
- 0.11± Acres
- Built in 1884; updated in 1925, 1978 & 2022
- Parking available in front and rear of building

DEIDRA STEWART
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EBERHARDT & BARRY

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BUILDING INFORMATION:	<ul style="list-style-type: none">• 9,324± SF Two-Story Commercial Building<ul style="list-style-type: none">- Potential for:<ul style="list-style-type: none">- Ground level retail / restaurant space- Six (6) loft spaces above• Historic building - Murphey Building 1884
SITE INFORMATION:	<ul style="list-style-type: none">• .11± Acres• 46'± Frontage on Zebulon Street• 102'± Depth
YEAR BUILT:	Built in 1884; updated in 1925, 1978 & 2022
EXTERIOR WALLS:	Brick
CEILING HEIGHT:	12'
ROOF:	New roof decking in 2022 but needs roof completed
FLOORING:	Wood and concrete unfinished
PARKING:	On-Street
ZONING:	Commercial Historic District
UTILITIES:	All utilities serve the site.
HISTORIC TAX CREDITS:	<ul style="list-style-type: none">• Federal: https://www.nps.gov/subjects/taxincentives/index.htm• State: https://www.dca.ga.gov/georgia-historic-preservation-division/tax-incentives-grants/state-tax-incentives/state-income-tax
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AERIAL MAP



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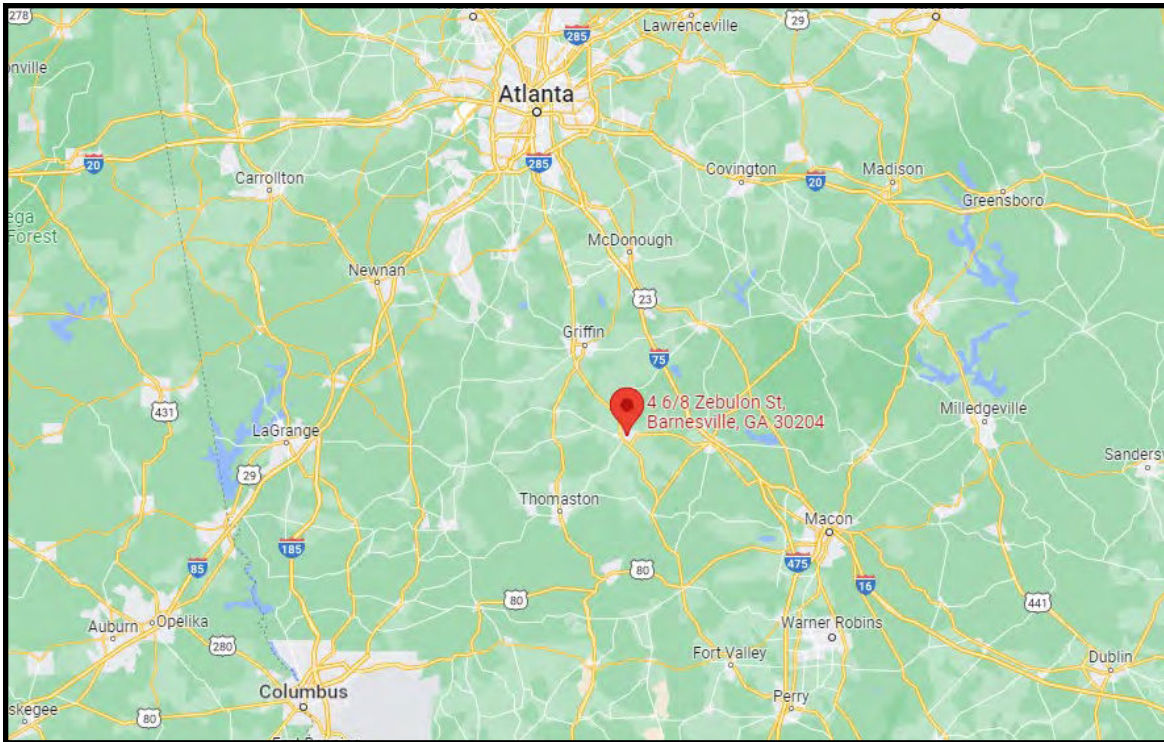
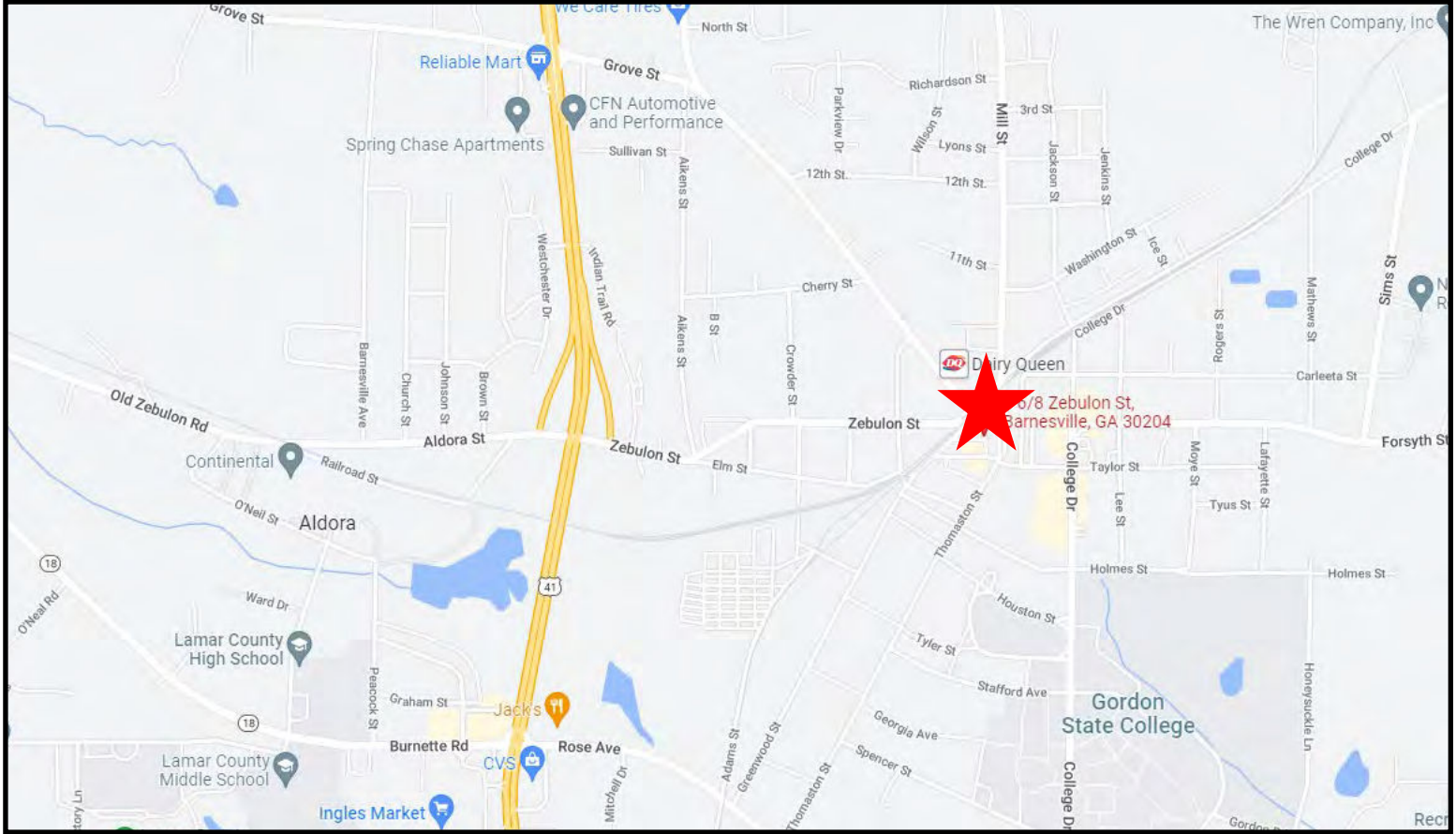
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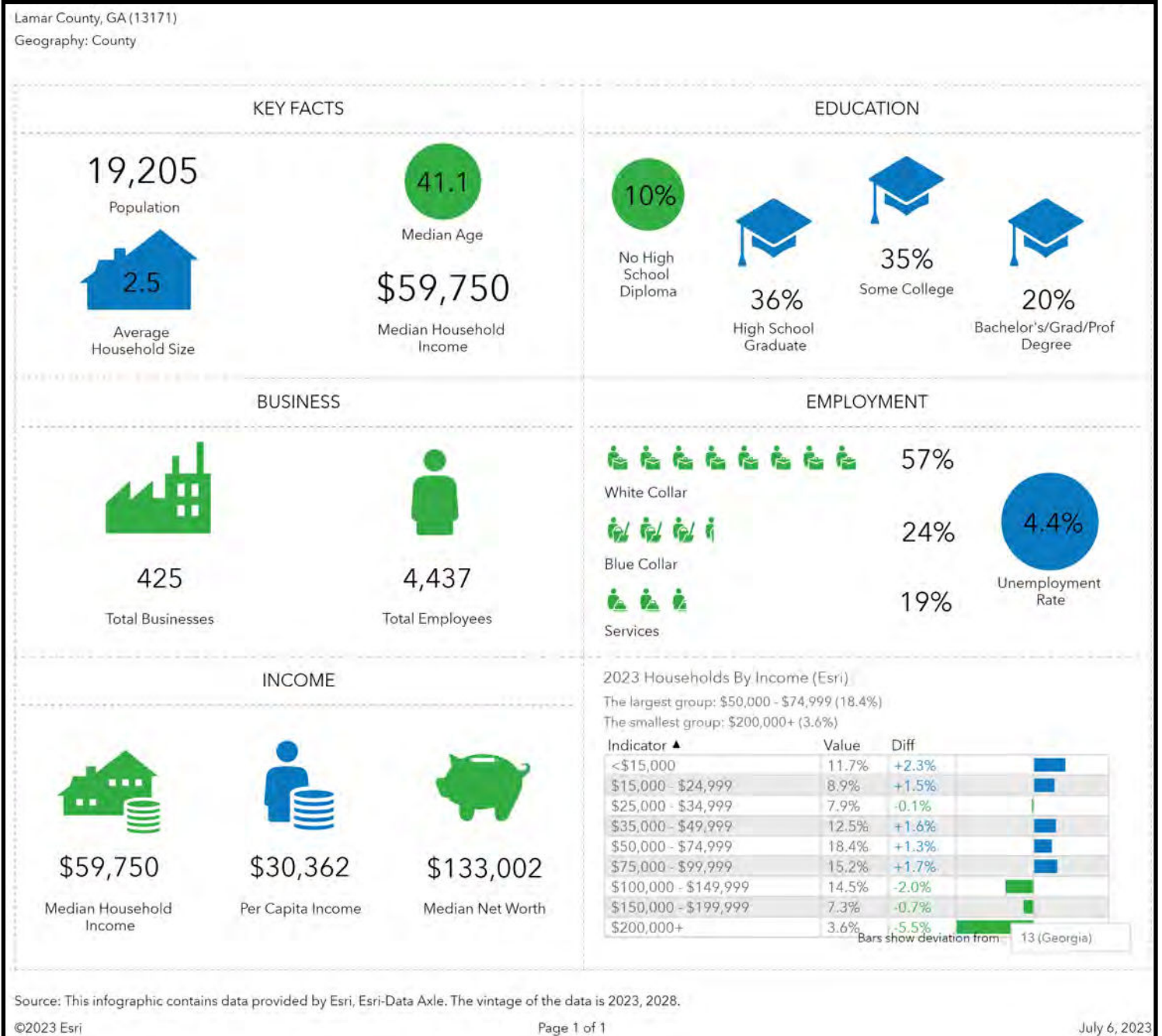
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DEMOGRAPHICS - LAMAR COUNTY



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