



COMMERCIAL, LAND, INDUSTRIAL  
REAL ESTATE SERVICE

**WHITWORTH LAND CORPORATION**  
**126 South Milledge Avenue**  
**Athens, GA 30605**  
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**WWW.WHITWORTHLAND.COM**

## SUMMARY ANALYSIS

### COMER OFFICE BUILDING

**296 Hwy 72 W**

**COMER, GA**

**.593± ACRES**

<b>LOCATION:</b>	It is located on the corner of Hwy 72 (Sunset Avenue) and Ivy Street in Comer across the road from Comer Veterinary Clinic.
<b>SITE:</b>	.593± Acres
<b>BUILDING SIZE:</b>	2400 sq. ft.
<b>TRAFFIC COUNT:</b>	6,900
<b>ZONING:</b>	Commercial (C)
<b>UTILITIES:</b>	City Water & Sewer, Electrical, Propane Gas
<b>PRICE:</b>	\$120,000.00
<b>DESCRIPTION:</b>	This 2400 sq. ft. commercial building is in a prime location. Located at the corner of Hwy 72 and Ivy Street as you drive into Comer. Ample parking with asphalt drive and parking in front and in back of building. Entering the building, there is a large reception area with a glass enclosed bill paying area that could easily be turned into separate offices. Additionally, there are 3 offices (one with side entrance) plus a large storage room with a rear door access along with a break area and a restroom.

Presented by:

**Gerry Whitworth**

WHITWORTH LAND CORPORATION

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Presented by:

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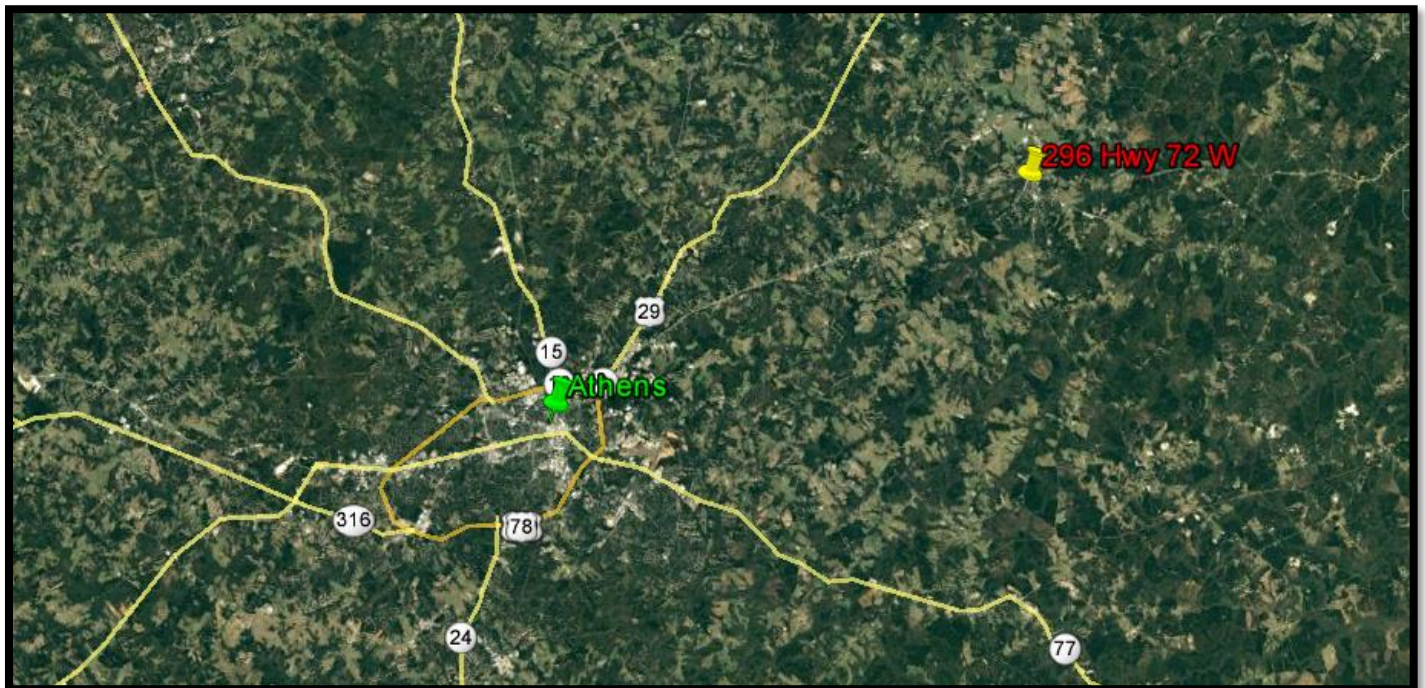
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**Tax Assessor Map**



**Aerial Map**



