



## Property Information Packet

**827 N. Madison Street  
Downtown Thomasville, GA  
Manufacturing Zoning  
3,000+ sq ft, Corner Block Building  
Offered at \$66,900.00**

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Property was set up as two store fronts at one time with multiple entry doors on all sides of building. Formerly Southern Trim and Glass Co. Block Building with cement floor. Needs work. Property has two vacant lots that also go with property on North side of Walcott. Excellent traffic counts and visibility.

**All Property Line Drawings are Approximate and taken from County Tax Assessor Website.**

# Tax Map



**Building  
and Lot**



**Large Lot Fronting  
Walcott**



**Small Lot Behind  
the large lot on Wal-  
cott.**

# Zoning Map

Grey shaded area designates the the areas zoned Manufacturing. Red shaded areas designate the areas zoned commercial Manufacturing is the more liberal zoning of the two. Manufacturing allows most of what commercial allows but also allows Manufacturing. Ultimately it all comes down to city approval. City Water and Sewer at property.





# DETAILS



MLS #: C912370A (Active) List Price: \$66,900 (27 Hits) 827 N Madison Street Thomasville, GA 31792

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
		Current Business Type: Auto Service	Unit #:
		Design: One Story	Main Area: Thomasville
		Apx SqFt: 3290	County: Thomas
		# Units:	Zoning: Manufac
		# Floors:	
		Private Bathrooms: 2	
		Public Bathrooms:	
		Apx Year Built:	
		Handicap Accessible:	
		Parking: Dirt Lot	
Lot Dimensions:	Apx Total Acreage: 0.49	Price/Acre:	
Deed Book/Page:	Plat Book/Page:	# Lots:	Frontage:
Incorporated Area: Yes	Use Conforms to Zoning:	Industrial Park:	
City Taxes:	County Taxes:	Tax Year:	
Improvement Value:	Land Value:	Total Assessment:	Yearly Assoc Fee: 0
Utilities: City Sewer, City Water			
Mechanical Features:			
Electricity:	Environmental: None Performed		
Site:			
Office SqFt:	Warehouse SqFt:	Storage SqFt:	Apx Showroom SqFt: Ceiling Height:
Interior Features:			
Exterior Finish: Masonry/Block		Exterior Features:	
General Features: Corner Lot, Downtown Area, High Traffic Area		Access: Paved Road, US Highway	
Flooring:		Sale Includes: Land & Building	
Roof:		Condition: Needs Work	
<p><b>Directions:</b> SW Corner of Madison and Walcott is the building.... the two vacant lots are across Walcott from the building. Diagonally across from Serve Pro Building.</p> <p><b>Public Remarks:</b> 3000+ sq ft block building with concrete floor. Two vacant lots for overflow, parking, or expansion. Large Open space. Housed two different businesses years ago Tremendous visibility coming off the Madison Bridge or leaving downtown headed out 84. All of the property is zoned manufacturing. Want to build? Want to Create? You can do it on this property. Manufacturing gives more choices than commercial zoning. Roll up Door, Slide door off the side. Property was used as a trim shop. Would work well for automotive. Needs some clean up. Vacant for a long time.</p> <p><b>REALTOR Remarks:</b> Key in on the Manufacturing zoning and two vacant lots. Plus the Visibility and Traffic. For the right user....the property is good.</p>			

# DETAILS



## Traffic Counts in Georgia



**2016 AADT in the area is just over 10,000.**

# Ground Pics

  
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