

# Commercial Building For Sale

3321 Holley Road -Lizella, GA 31052

**\$800,000 List Price**



Scott Free, Broker Owner  
478-951-3333 Cell  
478-218-2600 Office  
[scottfree@cbfreerealty.com](mailto:scottfree@cbfreerealty.com)



**COLDWELL BANKER  
COMMERCIAL**

THE FREE GROUP

Coldwell Banker Commercial The Free Group  
1271 S. Houston Lake Road  
Warner Robins, GA 31088  
[www.cbfreecommercial.com](http://www.cbfreecommercial.com)



# Property Overview

8,000 SF BUILDING

ZONED C1

ACCESS EASEMENT

BUILT IN 1999

## Description

Coldwell Banker Commercial The Free Group introduces an 8,000 SF commercial building for sale located at 3321 Holley Road in Lizella, GA.

Built in 1999, the commercial building is currently operating as an Ace Hardware store. There is a partially fenced in area on the left rear side of the building with ample parking. To accept large deliveries, there is one roll up door and a man door on that same side. The interior is all wide open with an office, storage room/breakroom, and separate his and her bathrooms. The space can be utilized for many different commercial purposes including retail, warehouse, storage, and industrial flex space. There is a reciprocal driveway access easement in place from the entrance off of Holley Road for vehicular access for customers and delivery drivers. Property is zoned C1 and sits on a total of 4.45 acres.



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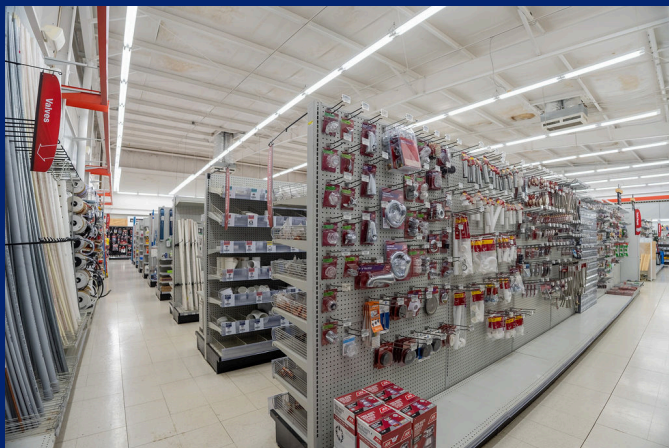
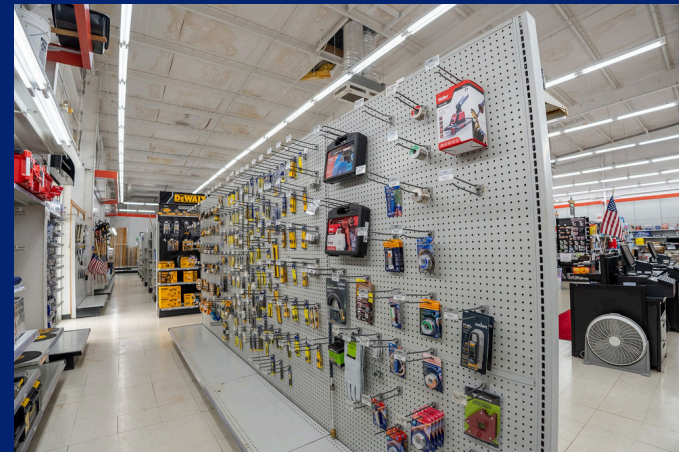
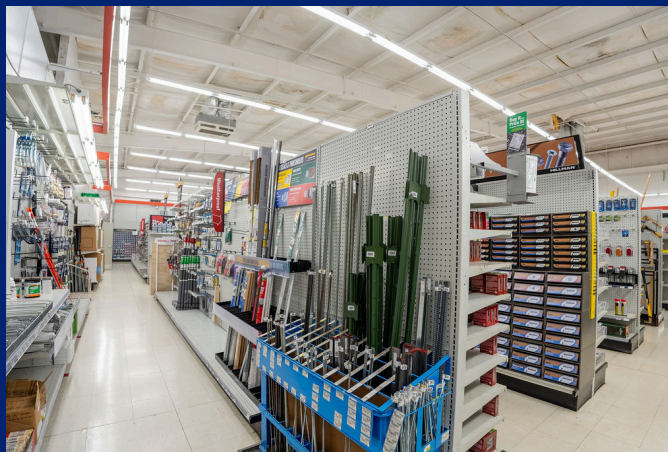


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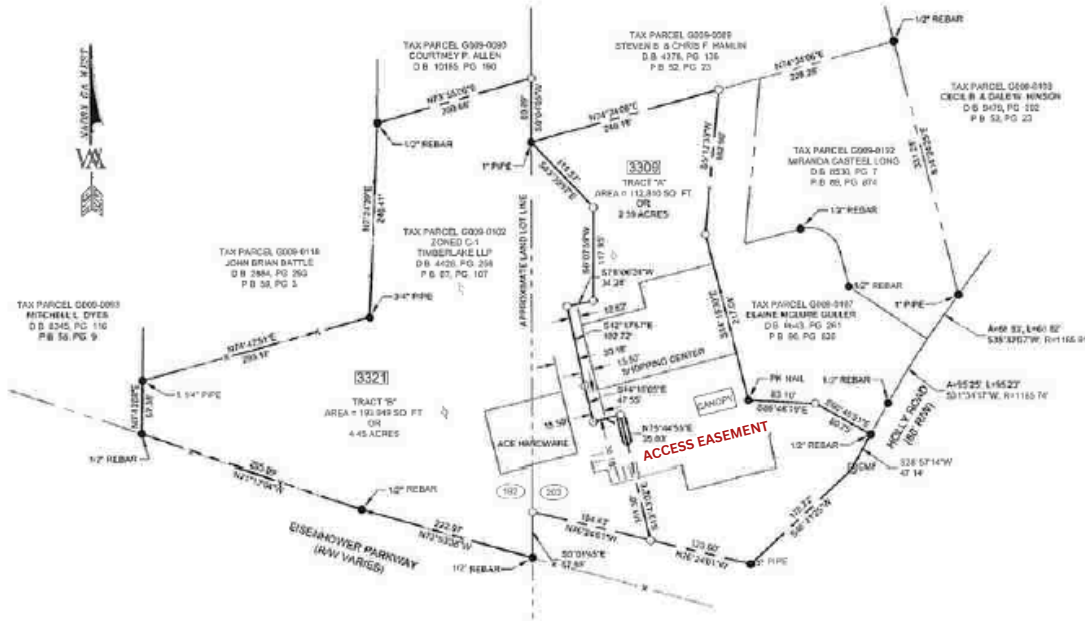


Type: GEORGIA STANDARD PLATS  
 Recorded: 11/03/2021 2:13:00 PM  
 Fee Amt: \$15.00 Page 1 of 1  
 Bibb County Superior Court  
 Eliza Woodford Clerk

Participant ID: 0746245822

BK 94 PG 882

THIS BLOCK RESERVED FOR THE  
 CLERK OF THE SUPERIOR COURT

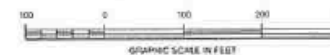


#### NOTES

1. THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 18D-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-6-47 AS AMENDED BY HB76 (2017).
2. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEANING SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22.
3. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS WITHOUT BENEFIT OF EXCAVATION. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 103,727 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A SOKKIA GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 8/17/2022.
5. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN BY GRAPHICAL PLOTTING ONLY. THE SUBJECT AREA LIES WITHIN ZONE 10 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 13021031250, DATED JUNE 7, 2017.
7. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE "TRACT B" FROM TAX PARCEL 0200-0102.

#### LEGEND

- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR W/CA)
- CONCRETE MONUMENT FOUND
- PROPERTY LINE
- STREET ADDRESS
- LAND LOT NUMBER
- PERCE



#### CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AS RECORDED IN PLAT BOOK 94 PAGE 179 AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 18-6-47, 18-6-67.

CH B. LEX, CARL 2784  
 COA R. 5703049



REV	DATE	DESCRIPTION
1	JAN 20, 2017	REVISED SUBDIVISION LINE
2	JAN 24, 2017	REVISED ADDRESS
3	JUN 18, 2017	REVISED ACRES

WELLSTON ASSOCIATES  
 LAND SURVEYORS, LLC  
 1000 OGDEN AVENUE, SUITE 200  
 WILMINGTON, GEORGIA 31824  
 (770) 434-1100  
 WWW.WELLSTONASSOCIATES.COM



BOUNDARY SURVEY  
 FOR  
**TIMBERLAKE LLP**  
 3RD LAND DISTRICT  
 GEORGIA  
 LAND LOTS 182 & 203  
 MACON-BIBB COUNTY

Project No.: 1031-616  
 Drawing No.: 616-S2V  
 Drawn By: C.B.L.  
 Checked By: W.S.B.  
 R.L.S. No.: 0000

Date: JULY 1, 2020

Scale: 1"=100'

Sheet No.:

1 of 1

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