

Industrial Property FOR SALE

450-A South Mock Road
Albany, GA 31705



Summary

Area Info

Topo Map

Aerial

Site Map



**Brokers
protected
at 6%**

**SUBJECT
PROPERTY**

CONTACT

Lan Heath
478-746-9421 Office
478-731-5899 Cell
lheath@fickling.com

Joseph Bowen
478-746-9421 Office
478-538-6026 Cell
jbowen@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

Property Address: 450-A South Mock Road
Albany, GA 31705

County: Dougherty

Topography: Level & Cleared

Frontage: 270'±

Taxes: TBD

SALE PRICE: \$69,900.00

SITE

Site Size: 3± Acres

Parcel ID: 000RR/0011/08A

Zoning: M-1

Demographics 2025	3 Mile	5 Miles	10 Miles
Population	17,936	38,727	100,506
Avg HH Income	\$45,058	\$51,313	\$73,132
Median Age	32.8	34.5	36.7

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LOCATION

Lot is located just north of the railroad tracks and US Marine Corps Logistics Base. Conveniently situated, this location offers quick access to both Highway 82 and Highway 19. Within the area you'll find prominent neighbors such as Super Wal-Mart, Walgreens, Roses, USPS, Mock Road Mini Storage, and a variety of restaurants and other retail options.



NOTES

Lot is zoned M-1 Light Industrial for a wide variety of uses, with over 270' of frontage providing excellent visibility. Lot is well-suited for diverse uses such as a storage facility, warehousing, workshops, cell phone towers, and more. Broker is protected at 6%. 3± Acres to be confirmed by Survey.

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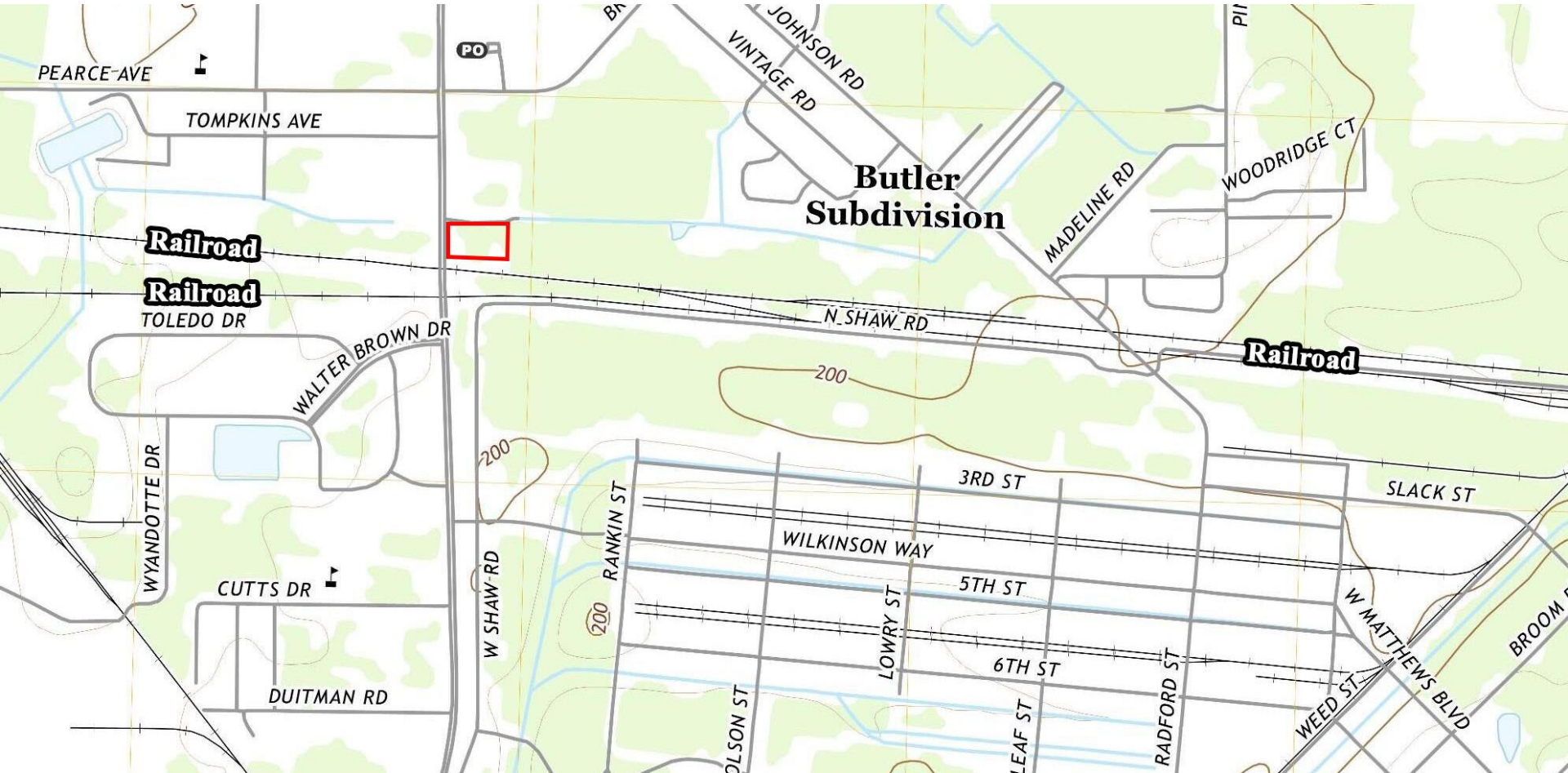
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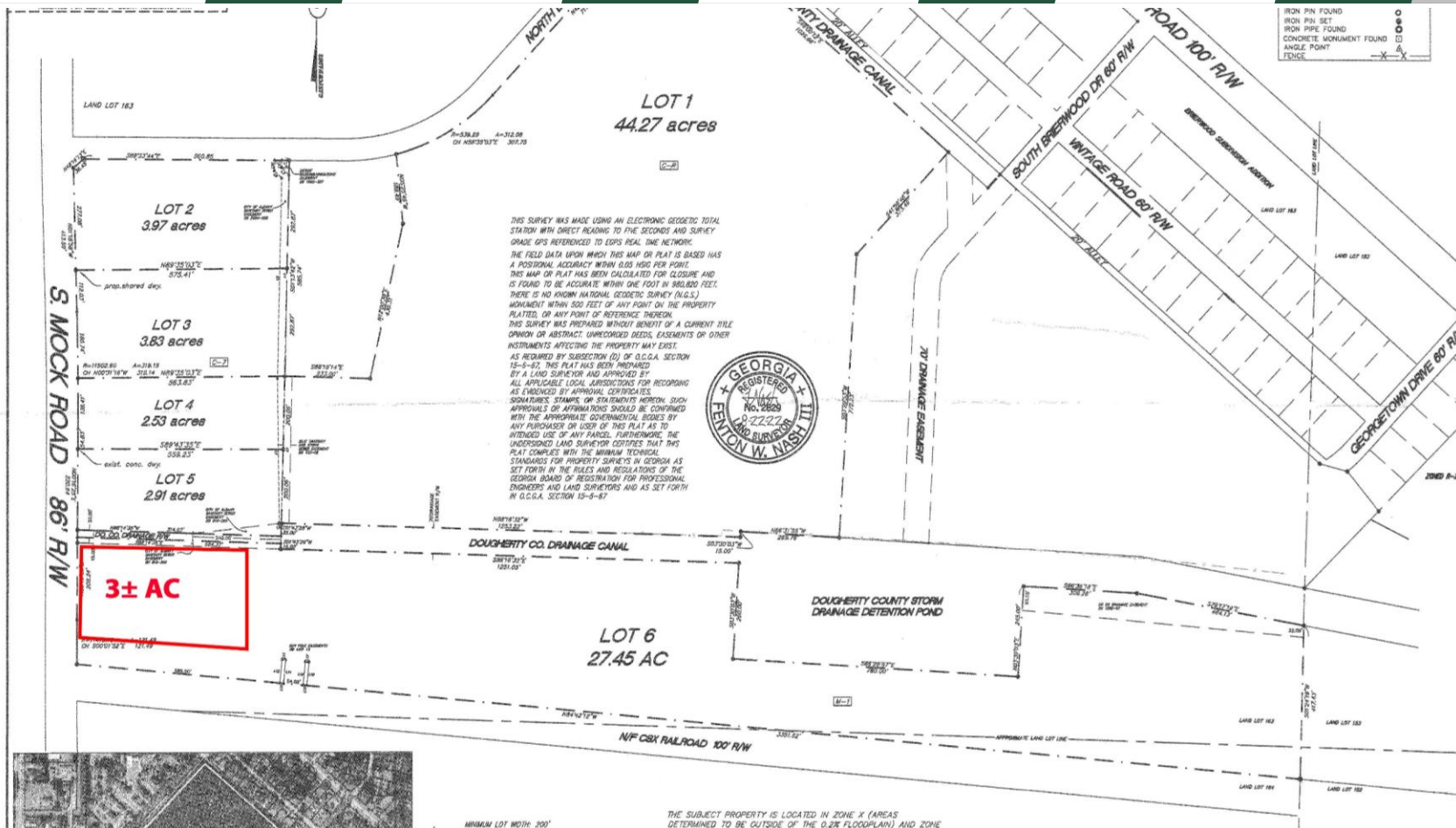
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MINOR SUBDIVISION
MOCK ROAD
ALBANY, DOUGHERTY CO.

PART LAND LOTS 163 and 164

NASH SURVEY & DESIGN

Phone: (229) 435-6186
Fax: (229) 435-1584

720 ARKONA ROAD
LEECSBURG, GEORGIA 31763

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