



OFFICE BUILDING OR RESIDENCE

119 MILLEDGE STREET
THOMSON, GEORGIA

\$149,000 Drastic Reductions to \$79,000

Or Rent for \$700 per month

(12 months lease and \$700 Sec Dep)

Rent Only Available for Business Not Residential

**BEAUTIFUL 2,534+- SQUARE FOOT OFFICE
BUILDING TASTEFULLY REMODELED.**

CORNER LOT.

ZONED B-2

MLS# 300460

Located next to Thomson-McDuffie Chamber of Commerce.

This vinyl sided house is a perfect location for a professional office building. Just 1 block from Main Street and on corner lot. Ideal room arrangement. Beautiful wood floors and fireplaces throughout add to the charm. 8 Spacious offices plus Full Kitchen, 1 Bathroom and 2 Half baths. Front and Rear Entrances. Six panel doors with heavy framing for added beauty. All custom window treatments and blinds are included. Easy access with 16 parking spaces adjacent to lot. Neighbors to government owned building.

SPACIOUS COVERED FRONT PORCH. Front door with transom and side lights.

Welcoming **RECEPTION AREA** (22'X15') Fireplace and mantel, hardwood floors, chandelier, bead board ceiling, wallpapered and Built in book case.



FRONT OFFICE (15'x14'6") Fireplace, carpeted, chandelier, bead board ceiling, wallpapered.

CONFERENCE ROOM (17'x15'6") Fireplace, carpeted, bay with 3 windows.

MIDDLE HALL Could be used as office. Closet with shelving. Attic fan.



MIDDLE OFFICE (17'x15') Carpeted, ceiling fan, fireplace, bay with 3 windows, closet. **HALF BATHROOM** (large enough to add shower stall).

KITCHEN (15'x11'6") Many cabinets and counter tops, carpeted, florescent lights, plenty of room for eating area. (No appliances).



MIDDLE OFFICE (21'x10'10") Ceiling fan, carpeted, closet.

REAR RECEPTION AREA (16'6" x14'6") Wood floors under carpets. Patio doors with side lights.

HALF BATH. REAR PORCH.

****Seller is a GA Licensed Real Estate Broker****

(The above data, although believed to be accurate, is not guaranteed by the listing company.)



PO Box 550 114 Main Street
Thomson, GA 30824
706-595-3216 or 800-637-0881
706-595-3244 Fax



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REAR OFFICE (12'6" x 11') carpeted.

REAR OFFICE (15'x13'6") ceiling fan, carpeted, bead board ceiling.

FULL BATHROOM.

OTHER FEATURES:

-  There is an easement on adjoining lot giving use as parking space for the benefit of this property.
-  Lot approximately 57'8"x95' .12 acre. +/-
-  Telephone system included.
-  Central gas heat and air—system installed about 1998+/-
-  City water and sewer.
-  Easily could be modified for residential use or as business and home combination.



OFFICE SPACE



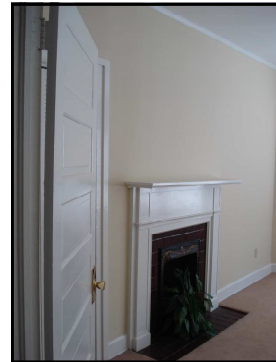
OFFICE SPACE



REAR ENTRANCE



OFFICE SPACE



Directions: From I-20 exit 172 and travel south 3+ miles into Downtown Thomson, Milledge Street on right, property on left.

Legal Description: (f)
Parcel # OT31A-052-000
Plat Book T page 055D
Taxes: \$ 1,298.01 (2016)

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