

Drastically Reduced

**Stokes Hodges Building
1214 Washington Road, Thomson**

~~\$2,999,000~~ \$1,250,000
MLS# 401788

**4 Lane U.S. Hwy 78
Located on busiest road in the County
(other than I-20)**



Previous GM dealership all situated on 3.92 ± acres.

495 feet frontage on Washington Road - Corner lot - 350 feet frontage on Ferrous Road - Asphalt surface

Tract A

Several offices, carpet, Front Showroom area with 8 cubicles

Plate Glass exterior

Auto Parts section

Waiting Room

Various Restrooms

Central Heat & Air conditioning - 6,310 square feet

(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

www.wilsonrealtor.com or email realestate@wilsonrealtor.com



GARE Lic.# H - 11348

Deed Book/Page: 415/258
Taxes: \$11695.15 (2015)

Auto Shop Area

Including reception area

2 pass through bays 8,395 square feet

Lifts not included

Front (open air) canopy to display autos, 3,410 sq. ft.

Car Wash building with 1,500 sq. ft.

5 Bay Doors



Tract B ~ \$315,000 ~ 3.3 +/- acres MLS#401832

Metal building with 6 bay doors - 2,700 sq. ft. (30'x90')
with electricity - Gravel surface

Taxes: \$3,034.85 (2015)

Tract C ~ \$260,000 ~ 3.23 +/- acres MLS#401833

Frame house 1,587 sq. ft. - Gravel road to house

Taxes: \$2,563.30



(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

www.wilsonrealtor.com or email realestate@wilsonrealtor.com



GARE Lic.# H - 11348

PRIME LOCATION!



DIRECTIONS:

From I-20 Exit 172 turn south and travel approximately 1.42 miles. Property will be on the left.

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



MULTIPLE LISTING SERVICE
MLS

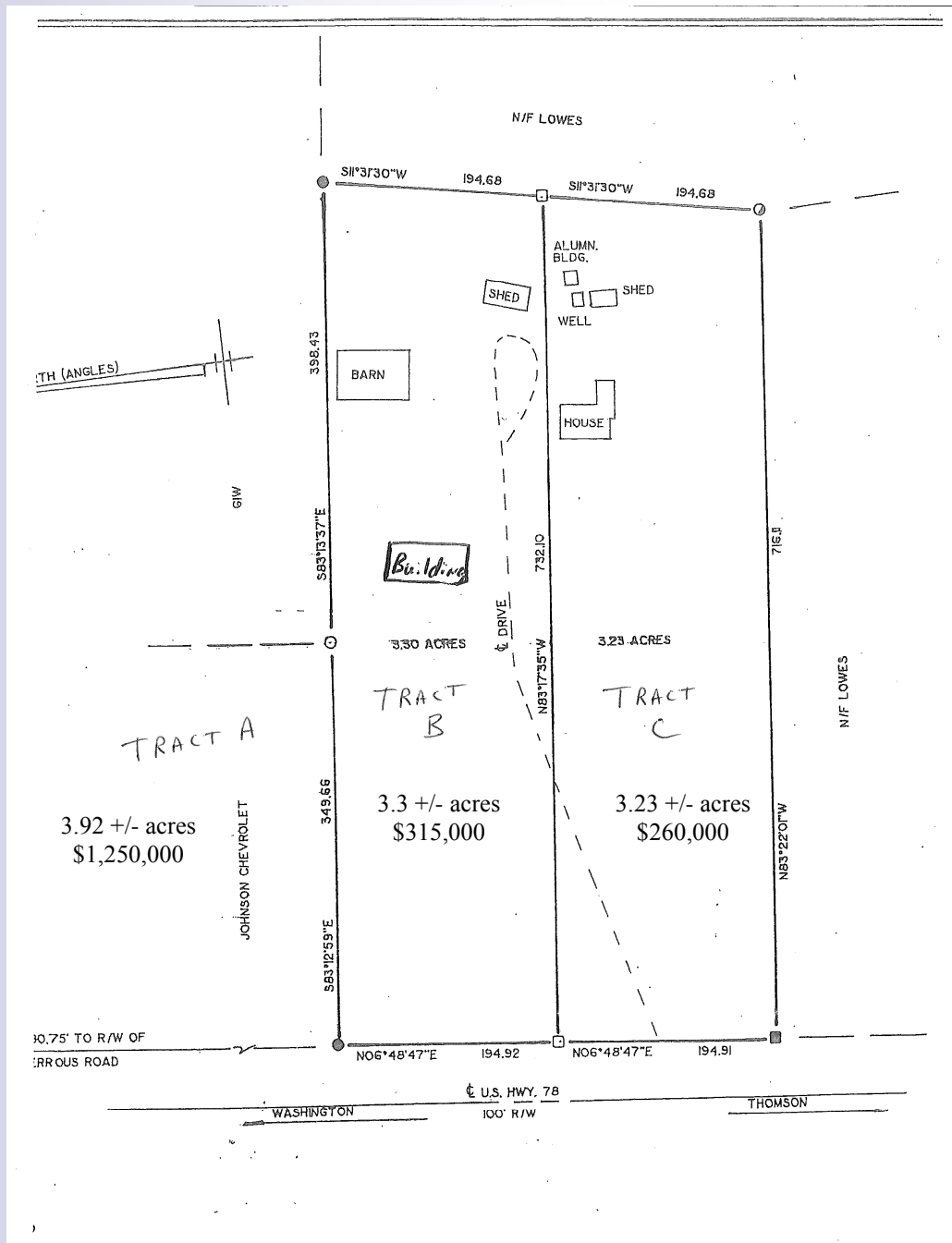
PO Box 550 114 Main Street
Thomson, GA 30824
706-595-3216 or 800-637-0881
706-595-3244 Fax

www.wilsonrealtor.com or email realestate@wilsonrealtor.com



GARE Lic.# H - 11348

PRIME LOCATION!



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



MULTIPLE LISTING SERVICE
MLS

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

www.wilsonrealtor.com or email realestate@wilsonrealtor.com



GARE Lic.# H - 11348