

MLS#: 185384 - Active

LP: \$450,000

36 N Church Street, Jeffersonville, GA 31044



Property Type: Commercial Sale
Sub-Type: Mixed Use
Apx Office SqFt: 10,200
Apx Warehouse SqFt: 640
SqFt Source: Owner
Stories: 2
Parking Spaces: 15
Buildings: 1
Overhead Doors: 1
Year Built: 1920
Year Built Source: Public Records
Year Renovated: 2,023
Deed Book/Page: 10N/35
Plat Book/Page: - / -

In City: Yes
County: Twiggs
Annual Taxes: 4,678.89
Tax Year: 2025
Tax Parcel ID: JV05C 039
New Construction: No
Acres: 1.35
Acreage Source: Plans

Available Suite 1: Square Footage: 4,998; Lease Rate: 1,250; Lease Type: Modified Gross Lease; Suite Details: Hardware Store Business on Ground Level

Available Utilities: Electric; Sewer; Water

Business Type: Apartments; Attorney Office; Construction/Contractor; Food & Beverage; Professional Service; Professional/Office; Real Estate; Residential; Restaurant; Retail; Other

Interior Features: # Of Entrances: 4; High Ceilings 10' or Greater; Living Space Available; Restrooms

Cooling: Central Air; Electric

Heating: Electric; Other

Income Financials: Cap Rate: 10

Onsite Utilities: Electric; Sewer; Water

Enhanced Accessible: Yes

Business Name: Ground Level is Fully Leased Tenant in Place: Jeffersonville Hardware Store

Other Structures: Other

Accessibility Features: Accessible Entrance

Utilities: Electricity Available; Sewer Available; Water Available

Security Features: Carbon Monoxide Detector(s); Fire Alarm; Smoke Detector(s)

Roof Type: Other

Fencing: Gate

Present Use: Residential; Retail; Other
Suggested Use: Apartments; Light Industry; Office; Restaurant; Retail; Other

Owner Pays: Insurance; Other; Taxes

Other Equipment: Freight Elevator; List Available

Terms Available: Cash; Other

Topography: Level

Zoning: Commercial

Zoning Code: C3

Recommended Zoning: Commercial; Other-See Remarks

Loading Description: Delivery Door; Freight Elevator; Overhead Door

Sale Includes: Building & Land; Other

Property Condition: Resale;

Updated/Remodeled

Documents: Lease

Seller willing to offer Buyer Broker Compensation: %
Yes

Public Remarks: Historic brick commercial building in downtown Jeffersonville, currently home to a long standing local hardware store (fully leased retail tenant) plus a high-performing Airbnb loft with long term tenant in place. This 80+ year old hardware store is a cherished community landmark. Built in 1920, the solid brick building originally served as a cotton warehouse downstairs with the warehouse's offices above. The upstairs' offices later became the local attorney and doctor's offices with their beautiful original wood doors and glass signage still in place today. The spacious ground floor retail space, boasting 5,200 total square feet, is fully leased to a locally owned hardware store that serves as an important community fixture. Upstairs, many original details still remain and now a highly sought after Airbnb is located in the former lawyer's office! This 1000 sq ft. space was completely remodeled and holds a full kitchen, living room, bedroom suite/bathroom and laundry. Since 2023, this Airbnb loft has maintained an 85% booking rate and presently has a long term tenant in place! Additional room for the build-out of at least 2-3 Airbnb lofts or apartments awaits upstairs! The present upstairs layout easily lends itself to more lofts! Upstairs guests can also enjoy the bustle of small town life and overlook upon downtown Jeffersonville's neighboring police station, post office, courthouse, or shops from the tall windows. Parking for the store and Airbnb apartment is located on the property with accommodation for approximately 15 cars with street parking also available. There is level and already graded land for additional parking or business growth located directly behind the building. There is a newly built 640 sq ft. attached warehouse and also a 1000 sq ft. shed located behind the hardware store. This 10,200 sq. ft. income generating .97 acre property, with potential for additional income production, makes for a smart investment opportunity! Schedule your private showing today!

List Date: 08/01/2026

Days on Market: 29

Provided courtesy of:



Heather M. Moody
 Oglethorpe Realty Company
 3040 Riverside Dr
 Suite C6
 Macon, GA 31210
 478-954-4595
 478-217-2827
HeatherMoody@OglethorpeRealtyCo.com
<http://www.OglethorpeRealtyCo.com>