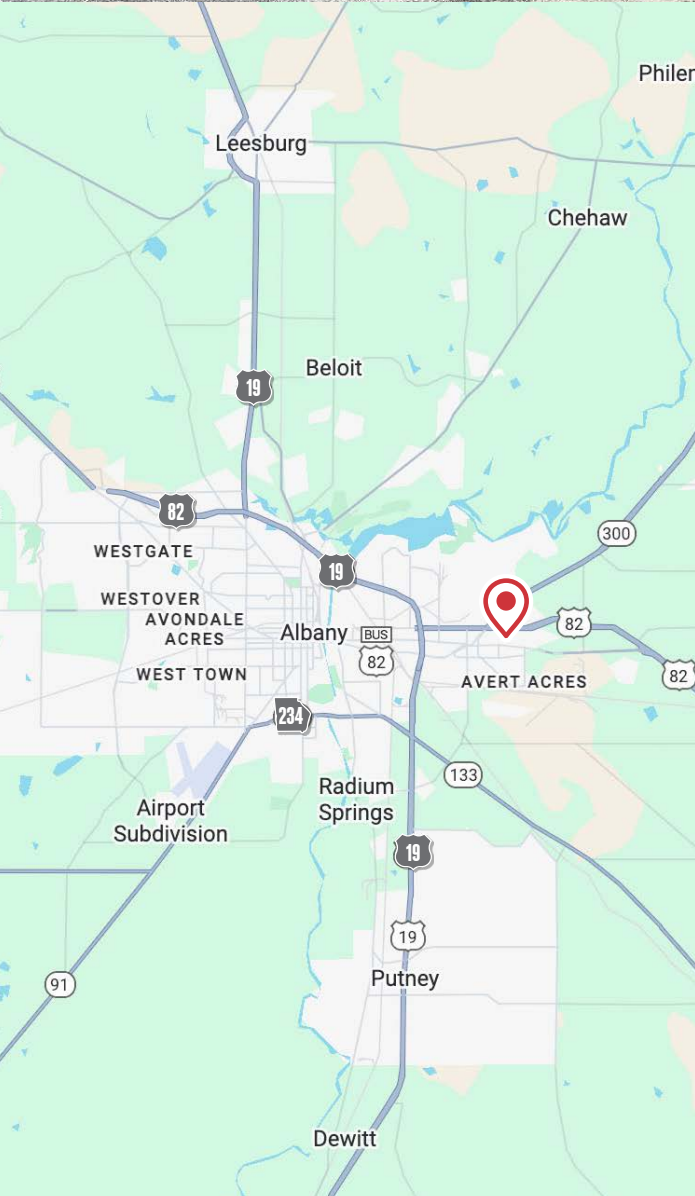




NAI BrannenGoddard

2701 SYLVESTER HWY

Albany, GA 31705

FOR SALE
RETAIL/SHOP BUILDING

7,442 SF

BUILDING SPECS

- 5,460 SF Retail Building
 - » Built 1978
 - » 1 (12' H x 12' W) Grade Level Roll-Up Electric Door
- 1,982 SF Shop Building
 - » Built 1987
 - » 4 Grade Level Roll-Up Doors
 - 3 (10' H x 12' W)
 - 1 (10' H x 10' W)

PROPERTY HIGHLIGHTS

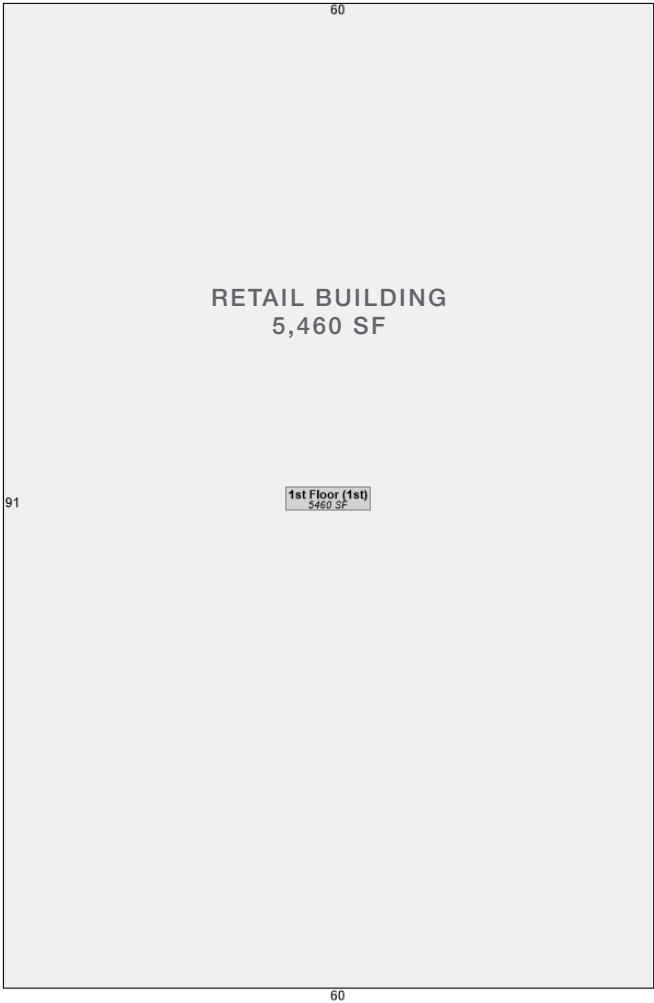
- 3 Phase Power
 - » Retail Building & Shop Building Separately Metered
 - » Power Provider City of Albany Utilities
- 0.58 Acres
- Zoned C-2 (General Commercial District), City of Albany
- Concrete Block/Brick and Metal Construction
- 12,100 VPD (2024)
- Located on Bus. US 82/SR 520, a Major Thoroughfare in Albany and the Surrounding Southwest Georgia Region
- 1.7 Miles to U.S. Hwy 19 at Exit 2A (Bus. 82 East)

Mike Powell

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