



**BLANCHARD
AND
CALHOUN**
REAL ESTATE CO.
COMMERCIAL





Located adjacent to the very popular Augusta Canal, with water and trail access. Across the street from the Kroc Center as well as historic Sibley and King Mills, both of which are slated for massive mixed-use redevelopment. Current successful bait/tackle and boat rental/repair shop is also available for purchase.

HIGHLIGHTS

Available For **\$320,000**

Property Type **Office/Retail**

Year Built **1971**

Building Size **7,080 SqFt**

Parking **10 Spaces Available**

Lot Size **0.56 Acres**

Features

- Great Access via Riverwatch and Calhoun Expressway
- Hard to Find Modern Warehouse with 6" Concrete Slab



For More Info
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,746	58,174	132,617
Households	4,095	25,024	55,650
Average Age	38.50	38.40	38.30
Median Income	\$58,119	\$59,333	\$55,453