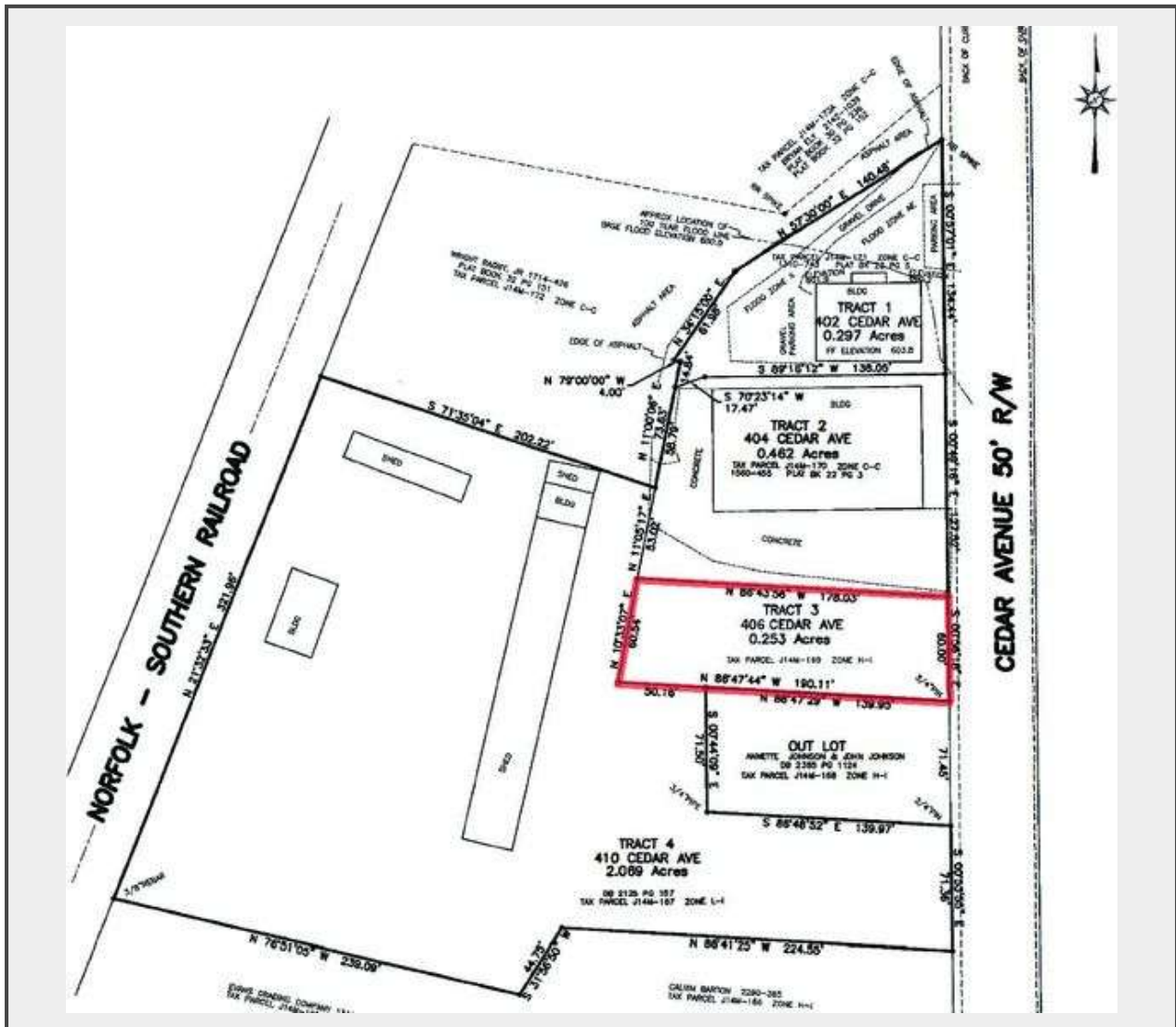


Sale Name: Home, Commercial, Large Acreages and More! Winter Multi-parcel Auction
LOT 101c - Commercial Lot located at 406 Cedar Ave (J14M 169)



Description

By no fault of the seller, this property is returning to the auction block. Highly motivated seller.

ROME, FLOYD COUNTY, GA
Incredible Commercial/Office Building – 10,000 Sq ft Metal Building on 3+ Acres

OWNER FINANCING AVAILABLE

ALL PROPERTY TO BE SOLD FROM THE EXCHANGE, LOCATED AT 232 GLENN MILNER
BLVD, ROME, GA

|

Exceptional Commercial Real Estate Opportunity in Rome, GA

Unlock the potential of a diverse commercial real estate portfolio located on Cedar Ave in Rome, GA. This offering includes a combination of office spaces, a warehouse,

and vacant lots, all benefiting from strategic zoning and utility access. Owner financing is available, enhancing the accessibility of this investment.

Property Details:

402 Cedar Ave – Commercial Office Building – (J14M 171):

- **Area:** Spacious layout includes a lobby, receptionist office, executive office with file room and closet, six additional offices, a kitchen, three restrooms (one with a shower), and various storage rooms.
- **Features:** Central heating and air, 11-year-old 30-year asphalt roof.
- **Zoning:** CC (Commercial)
- **Utilities:** All Utilities available with off-street parking.
- **Property Taxes:** \$1,396
- **Lot:** Large landscaped lot.

404 Cedar Ave – Metal Warehouse/Office Building – (J14M 170):

- **Size:** 10,000 sq ft, clear span 75' x 120' metal building.
- **Facilities:** Includes two offices, mezzanine storage, an inventory room, and a restroom.
- **Features:** 3-phase power, 20" roll-up door, and a loading dock.
- **Zoning:** CC (Commercial)
- **Utilities:** Large paved lot with All Utilities.
- **Property Taxes:** \$3,328

406 Cedar Ave – 0.25-acre Vacant Lot – (J14M 169):

- **Size:** 60' x 120', ¼ acre lot fronting Cedar Ave
- **Zoning:** HI (Heavy Industrial)
- **Utilities:** All utilities available.
- **Property Taxes:** \$180

410 Cedar Ave – 2.07± acres Fenced Lot – (J14M 167):

- **Size:** 2.07 acres.
- **Zoning:** LI (Light Industrial)
- **Utilities:** All utilities available, with frontage on Cedar Ave.
- **Property Taxes:** \$860

Current Leasing:

- **402 & 404 Cedar Ave** are currently leased through 3/31/25, providing a combined rent of \$4,000 per month.

Offering:

- All four parcels will be sold individually, in combinations of tracts, or as a whole from the exchange located at 232 Glenn Milner Blvd, Rome.

This comprehensive portfolio offers a mix of active leases and development potential, ideal for investors seeking a diversified presence in Rome's commercial sector. With all properties located in a high-utility area with various zoning advantages, the potential

for expansion and customization is substantial. Explore this unique investment opportunity to capitalize on Rome's growing commercial landscape.

[Referral Form](#) [Surveys / Maps](#)

PROJECT MANAGER: Lou Dempsey – 770.546.2800 –
ldempsey@dempseyauction.com

SALE SITE: Property to be SOLD at The Exchange at 232 located at 232 Glenn Milner Blvd, Rome, GA 30161.

OPEN HOUSE: Out of respect to the Tenants, the improved property will only be shown by Appointment; the unimproved Properties are OPEN for Inspection. Dempsey Representatives are always available for private showings, please contact our office.

ONLINE BIDDING: Online Participation/Bidding will be available for the Real Estate through our Online MarkNet Platform.

TERMS AND CONDITIONS: 10% Buyer's Premium. 10% Down Sale Day with the Balance due on or before 30 Days from Sale Day.

OWNER FINANCING: Inviting Owner Financing Terms are available. Contact our office for specific details.

CLOSING: Closing to be on or before 30 days from sale date. Closing to be handled by McRae Smith Peek Law Firm in Rome.

BROKER PARTICIPATION: Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

For plats, brochures, inventory lists, rent roles, or additional sales information on this auction, call us by name at 1.800.DEMPSEY (800.336.7739)

Quantity: 1



<https://bids.dempseyauction.com/>