

**Sale Name:** Commercial Facility and Developable Parcels | Lee and Washington County, GA Online Auction

**LOT 2 - Commercial Facility on 6.3± acres Oconee, Washington County, GA**



### Description

**Thursday, January 16, 2025 at 1:00 pm — ONLINE  
ONLY-Bidding Starts Jan 9th 12:00 PM**

**OCONEE, WASHINGTON COUNTY, GA**  
15,500± SF Commercial Facility on 6.3± acres

Selling in One Tract  
**Property located at 107 Ridgeview Drive, Oconee, GA**  
Frontage on Hwy 272 and Oconee Boat Ln

Commercial Investment strategically located just South of HWY 24



### Unique Commercial Redevelopment Opportunity in Oconee, GA

Presenting a compelling investment or redevelopment opportunity with a former nursing facility located at 107 Ridgeview Drive, Oconee, GA. This property spans 6.30 acres and features a substantial 15,500-square-foot building, offering versatile potential for a variety of commercial uses.

### Property Overview:

- **Address:** 107 Ridgeview Drive, Oconee, GA
- **Parcel #C02 007**
- **Total Acreage:** 6.30 acres, providing a spacious backdrop for substantial redevelopment projects.

- **Building Details:** The property includes a large building of approximately 15,500 square feet, originally constructed as a school and later converted into a 50+ bed skilled nursing facility.
- **Prime Location:** Situated near Hwy 24, the site benefits from excellent visibility and accessibility. Strategically located between Milledgeville, Sanderville, and Dublin, it taps into a broad regional audience.
- **Current Status:** The facility is currently vacant and offered as-is, allowing new owners the freedom to renovate or repurpose the building to suit their needs.
- **Zoning:** Institutional, supporting a range of uses including educational facilities, healthcare services, or other institutional applications.
- **Accessibility:** Features dual road frontage on Hwy 272 and Oconee Boat Ln, enhancing its accessibility and exposure.

**Development Potential:** This property is ripe for transformation and could be ideal for:

- **Healthcare Facilities:** Given its history as a skilled nursing facility, the site is well-suited for redevelopment into a specialized medical center, hospice, or continued use as a care facility.
- **Educational Institutions:** The building's original use as a school makes it a prime candidate for conversion back to an educational facility, whether for a private school, specialty training center, or a community college extension.
- **Bed and Breakfast or Small Hotel:** The spacious layout and scenic location near major highways also make this an excellent candidate for conversion into a charming bed and breakfast or a boutique hotel, catering to tourists and visitors in the area.
- **Mixed-Use Development:** Explore the possibility of creating a mixed-use development that combines retail, office space, and residential units, leveraging its large size and strategic location.

### Investment Highlights:

- This property offers investors and developers a rare chance to acquire and transform a sizable parcel with an existing structure in a growing area.
- The institutional zoning and dual frontage provide a variety of development options, enhancing its appeal to a broad market.
- Its proximity to major highways and community hubs makes it a valuable asset for large-scale investment and redevelopment projects.

Investors and developers will find this property appealing due to its versatility, strategic location, and redevelopment potential. The combination of high visibility, easy accessibility, and expansive space creates a perfect canvas for a lucrative investment project.

Explore the potential at 107 Ridgeview Drive to capitalize on this unique commercial opportunity in the heart of Oconee, Georgia. Whether you aim to tap into the healthcare market, educational sector, or another institutional avenue, this property presents an exceptional foundation for growth and success.

[Surveys / Maps](#)

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**PROJECT MANAGER:** Chase Tolbert – 706.266.0717 – [ctolbert@dempseyauction.com](mailto:ctolbert@dempseyauction.com)

**INSPECTION:** This Property is OPEN for Inspection. Facility Interior will only be shown by Appointment with limited access. Dempsey Representatives are always available for private showings, please contact our office.

**BIDDING:** The Bidding process will be ONLINE only through our MarkNet Platform at Dempseyauction.com **BEGINNING ON January 9<sup>TH</sup> and ENDING ON January 16<sup>TH</sup> at 1:00 pm.** Contact our Office for exact details.

**TERMS:** 10% down with a balance due on or before 30 days from contract acceptance. 10% Buyer's premium will be charged on all purchases.

**CLOSING:** Closing to be on or before 30 days from sale date/contract acceptance.

**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.

**Quantity:** 1



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