

**11,000 SF Commercial Building, Albany, GA**

Property No.: 5671  
Auction No.: 230405



## Property Details

Property Type:	Office / Retail Building
Seller Type:	Bank Owned
Auction Type:	Reserve
Total Land Area:	1.48 ± Acres
Square Feet:	11,000
Year Built:	1998
Tax Identification Number:	0000J/00027/009
County:	Dougherty
Address:	217 Johnson Road Albany, Georgia 31705
Lat/Lon:	31.571313, -84.091072

## Agent Details

Listing Agent Information:	Todd Davis SVN Saunders Ralston Dantzler 229-349-3884 todd.davis@svn.com
Buyer Agent Commission:	For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form

## Closing Details

<b>Closing Agent:</b>	<i>Willis DuVall Moore, Clark, DuVall and Rodgers 2829 Old Dawson Road, Albany, GA 31707 229-888-3338</i>
<b>Closing Date:</b>	<i>30 Days From Binding Agreement Date</i>
<b>Deed Type:</b>	<i>Limited Warranty Deed</i>
<b>Buyer's Premium:</b>	<i>10% Added to the High Bid Price</i>

## Description

***Auctioneers Notes:*** This bank owned property was in an auction conducted February 22nd, 2023. Due to the bidder failing to perform, the property is being offered again. Don't miss this incredible second chance opportunity!

This property consists of an 11,000 ± SF office building on 1.48 acres in Albany, Georgia. Currently, the building is divided into four office suites: 2,000 ± SF, 1,000 ± SF, 3,000 ± SF, and 5,000 ± SF. There are a total of 82 parking spaces, which include 14 handicapped. Access is available on Johnson Rd and Rosebrier Ave. Currently, only 1,000 SF is leased for \$600.00 per month (gross).

- Close to major industries including Miller Coors, Proctor & Gamble, Georgia Pacific, and the Marine Core Logistics Base
- Multiple points of access (E Butler Dr & Johnson Rd)
- 1,145 ± FT from one of the city's main corridors (Sylvester Hwy)

For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165

