

**Commercial Retail Building: Lakeland, GA**

Property No.: 5843  
Auction No.: 240319



### Property Details

Property Type:	Retail
Seller Type:	Private Equity Group
Auction Type:	Reserve
Total Land Area:	0.06 ± Acres
Square Feet:	3136
Year Built:	1950
Tax Identification Number:	L07 0021, L07 0022
County:	Lanier
Address:	7 South Center St Lakeland, Georgia 31635
Lat/Lon:	31.040814, -83.074134

### Agent Details

Listing Agent Information:	Mike Lansdell Seven Hills Auctions / SVN Saunders, Ralston 912.409.0925 mikelandsdell@gmail.com
Buyer Agent Commission:	For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form

## Closing Details

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**Closing Agent:**

Brad Folsom  
Moore Clarke DuVall and Rodgers, PC  
2829 Old Dawson Rd, Albany, GA 31707  
229.888.3388

**Closing Date:**

30 Days From Binding Agreement Date

**Deed Type:**

Special Warranty Deed

**Buyer's Premium:**

10% Added to the High Bid Price

## Description

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**Auctioneer's Note:**

**This property is occupied. Do not disturb tenants.**

**Tenant #1: Month to month rental, \$200 per month, in unit since 2017**

**Tenant #2: Month to Month rental, \$400 per month, in unit since 2001**

**Tenant #3: Lease runs through November 30, 2025, \$450 per month, in unit since December 1, 2023**

**Notice To Bidders 3-11-2024: It has been brought to our attention that with the heavy rains the roof has some water intrusion (see pictures). A repair attempt was made but has not fully corrected the problem.**

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



