

# RETAIL/OFFICE FOR SALE OR LEASE

## 1,150SF to 15,000+ SF

City of Monroe, Walton County, Georgia



### Ideal Location

301, 303 and 307 S. Broad Street at Corner of S. Broad Street and Church Street

### Features

**Acreage:** 1.09 Acres

**Total Square Footage:** 15,625

**Space Increments:** 1,141 SF; 1,149 SF; 6,648 SF and 10,093 SF

### Zoning

B-2 (Includes Retail and Office Uses)

### Price

**Sale:** \$1,562,000

### Lease

Ground Level Space \$10/SF

2nd Floor Space \$6.50/SF

(Landlord Pays Insurance, Taxes and Exterior Maintenance)

### Incentives

Downtown Development Authority Offers Incentives that Include Being in an Enterprise Zone; Inquire Within

For more information, contact:

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