

# \$350,000 - 2603 Us Highway 80 Avenue, Garden City

MLS #325647

**\$350,000**

3 Bedroom, 1.00 Bathroom, 1,180 sqft  
Commercial Sale on 0.53 Acres

N/A, Garden City, GA

PERFECT OPPORTUNITY FOR A HIGH VISIBILITY 1/2 ACRE SITE NEAR THE PORTS, AND INTERSTATE. THIS CLEARED AND LEVEL CORNER SITE IS HIGH & DRY WITH 145' OF FRONTAGE ON HWY 80 IN GARDEN CITY, JUST MINUTES AWAY FROM THE PORTS, AIRPORT, GULFSTREAM, AND HISTORIC DISTRICT. THE PROPERTY HAS AN 1180 SQFT DWELLING IN DECENT CONDITION, SOLD AS-IS, COULD BE USED AS AN OFFICE OR OTHER. CURRENTLY USED & ZONED AS RESIDENTIAL. IT WILL BE NECESSARY TO SEEK GUIDANCE FROM GARDEN CITY ZONING DEPARTMENT TO USE THIS FOR A COMMERCIAL OR RETAIL SITE. THE AREA IS TRANSITIONAL AND SURROUNDED BY RETAIL/COMMERCIAL/INDUSTRIAL ACTIVITY. THE SITE IS RELATIVELY FLAT WITH GOOD DRAINAGE AND A FEW NICE TREES. IT HAS AN EXISTING CURB CUT ON HWY 80, PLUS ACCESS FROM TALMADGE AVE. THIS WOULD MAKE AN EXCELLENT RETAIL OR OFFICE SITE.

Built in 1945

## Essential Information

MLS #	325647
Price	\$350,000
Bedrooms	3



Bathrooms	1.00
Full Baths	1
Square Footage	1,180
Square Footage	23087
Acres	0.53
Year Built	1945
Type	Commercial Sale
Sub-Type	Land
Status	Active

### **Community Information**

Address	2603 Us Highway 80 Avenue
Subdivision	N/A
City	Garden City
County	Chatham
State	GA
Zip Code	31302

### **Amenities**

Features	Open Space
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### **Interior**

Heating	Central, Electric
Cooling	Central Air, Electric, Heat Pump
# of Stories	1

### **Exterior**

Lot Description	Open Space
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### **Additional Information**

Date Listed	February 22nd, 2025
Zoning	R1

### **Listing Details**

Listing Agent	Danny McIntosh
Listing Office	Century 21 Results

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