

\$384,900 - 219 S Columbia Avenue, Rincon

MLS #SA335702

\$384,900

Bedroom, 1.00 Bathroom, 2,700 sqft
Commercial Sale on 0.25 Acres

N/A, Rincon, GA

Commercial investment opportunity in the heart of Rincon's commercial district. This 2,700 square foot building has 75 foot of road frontage on Hwy 21, surrounded by steady traffic and established businesses. Priced to sell, this 45'X65' space is ideal for redevelopment, service-based businesses or investment. Inside, you'll find two spacious bays, three roll-up doors, and a flexible layout ready to be customized to your needs. There's also a framed room in place - perfect for finishing out a private office, reception area, or retail counter. Built with longevity in mind, the structure features a durable metal roof and classic wood siding. Whether you're an investor looking for your next income-producing asset or a business owner ready to expand into a high-traffic area, this property delivers the location, functionality, and potential to support long-term growth. Opportunities like this & at this price in Rincon's commercial core are rare - don't miss your chance to claim a footprint in one of Effingham County's fastest-growing markets.

Built in 1980

Essential Information

MLS #	SA335702
Price	\$384,900
Bathrooms	1.00



Half Baths	1
Square Footage	2,700
Square Footage	10890
Acres	0.25
Year Built	1980
Type	Commercial Sale
Sub-Type	Land
Status	Active

Community Information

Address	219 S Columbia Avenue
Subdivision	N/A
City	Rincon
County	Effingham
State	GA
Zip Code	31326

Amenities

Utilities	Underground Utilities
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Interior

Interior	Concrete
Heating	None
Cooling	None

Exterior

Roof	Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
Zoning	B2

Listing Details

Listing Agent	Trisha M. Cook
Listing Office	Compass Georgia, LLC

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