

# Special Purpose - Bogart, GA



## 2880 Monroe Highway, Bogart, GA, 30622

Offered at \$749,900

**LOCATION!!!** In Oconee County near and between residential and commercial areas just west of RaceTrac and across from The Village at Franklin Grove (Shopping, Restaurants & Office) give this 17.54 acre property plenty of potential. Plus, there is a median cut in front of the property for easier access. There are two structures on the property that could be removed for development. One large 3060sf house in poor condition that has been vacant for 10 years, plus there is a smaller 1200sf rental house currently being leased for \$1,000/month. The lease runs through Spring 2022. The new owner could continue to lease until ready to develop. The location of this property offers marvelous potential. Zoned A1.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

17.54 acre (lot size)

Built: 1970



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