

MLS #: S923174A (Active)**List Price: \$198,000****228 Gordon Avenue Thomasville, GA 31792**

Style: Traditional, Cottage, Other-See

Remarks

Stories/Levels: One, Other-See Remarks

Bedrooms: 3

Full Baths: 1

Half Baths:

Apx SqFt: 1,439

Apx Heated/CooledSqFt: 0

Apx Under Roof SqFt: 0

Source SqFt: Tax Record

Unit #:

Main Area: Thomasville

Subdivision: No Recorded Subdivision

County: Thomas

Zoning: Downtown General

Handicap Accessible:

Apx Roof Age:

Apx Year Built: 1970

Lot Dimensions:	Apx Total Acreage: 0.32		
Deed Book/Page:	Restrictive Covenants: No	Insurance: \$0.00	
HOA: No	Assoc Fee:	Assoc Fee Pd:	HOA Initiation Fee: \$0.00
City Taxes: 485.40	County Taxes: 489.25	Tax Year: 2023	
Elec Co: City of Thomasville	Wtr Co: City of Thomasville	Cbl Prov:	
Utilities:			
Mechanical Features: Central Heat/Air			
Energy Saving Features:			
Appliances: Oven, Refrigerator			
Interior Features: Fireplace			
General Features: Double Lot, Downtown Area, Near Recreation, Near Schools, Space for Expansion, Other-See Remarks			
Special Rooms: Attic, Dining, Living Room			
Bedroom Features:			
Bath Features:			
Laundry Features: Laundry Room			
Kitchen Dining Features:			
Exterior Finish: Frame	Settings: Other-See Remarks		
Foundation: Slab, Crawl Space	Exterior Features:		
Roof: Shingle	Patio/Porch: Covered, Porch		
Wall Features: Paneling	Guest House:		
Flooring Features: Carpet, Hardwood, Vinyl, Wood	Pool:		
Ceiling Features: Other-See Remarks	Rural Amenities:		
Window Features:	Outdoor Leisure:		
Driveway: Dirt Drive	Landscaped:		
Parking:	Complex Amenities:		
	Community Amenities:		
	Condition: Needs Work		

Directions: NW Corner of Gordon Ave and Neel Place...Caddy Corner to the Tavern.

Public Remarks: (Two Properties) Great Location in Downtown Thomasville and a wonderful footprint for a downtown project if you are good with your hands, or if you know someone. You might could rehab the existing structures for an office, rental, or vacation rental. Another Strategy would be to package the properties individually and sell one and keep the other. Downtown General may allow you to divide the Neel Place frontage a different way to get a third lot. Walking distance from everything downtown. Properties are currently leased and bring in \$1,225 per month. (Gareage Apt \$525 per mth.) (Home \$700 per month) (The properties need work.) Longtime tenants. The zoning is Downton General and was previously zoned C-2 See Permitted Use Table in the City of Thomasville Unicode: https://library.municode.com/ga/thomasville/codes/code_of_ordinances?nodeId=PTIICOR_CH22ZO_ARTXVSPDI_DIV1DODI_S22-593PUAP. The property consists of 2 tracts: 228 Gordon Ave. (The Home) and 208 Neel Place (The Garage Apt.) The Home is a 3BR/1 Bath(1,439 sq ft) with a Dining Room, Living Room with Fireplace, CHA, Stove, and Fridge. No updates. Some Hardwood Floors that might have some promise. a new roof is needed on both properties. The duct work underneath the home has been updated. The Garage Apt is a 2BR/1 Bath,(700 sq. ft.) has a CHA, and needs also updating and work. There is a world of storage underneath the Garage apt. and is on a slab ...that might have some uses. Tax Records says 700 sq ft built in 1926 (?) ad 700 sq ft basement/ground level. If you can turn that into living space you might have something. The lot footprint for both properties is 65' frontage on Gordon Ave,, 233' Frontage on Neel Place, and 70' of frontage on South Street. (Taken from Legal Description/No Survey) Tenants in property. Please be respectful and make an appointment to view.

REALTOR Remarks: Everything you wanted to know about Downtown General Zoning:

https://library.municode.com/ga/thomasville/codes/code_of_ordinances?nodeId=PTIICOR_CH22ZO_ARTXVSPDI_DIV1DODI_S22-593PUAP The permitted use table is helpful as well See City of Thomasville Unicode No Sugar Coating...the properties need work

but the zoning, the location, and the amount of road frontage is the key. Tenants in property. Please be respectful and make an appointment to view.

Owner's Name:

Owner's Phone:

Owner's Business Phone:

Owner's Email Address:

Owner's Address:

Owner's City:

Owner's State:

Owner's Zip:

Sign On Property: No

To Show: Appointment Only, Occupied

Terms Financing: Cash

Closing Information: Possession at Closing, Subject to Lease

CoopFlat\$: 0

CoopComm: 3

DualRate:

Var Rate:

Occupied:

Lead Based Paint Disclosure: Yes

Agent Owned: No

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Marketing Date: 5/10/2024

Original List Price: \$198,000

Days on Market: 8

Contingent Expiration Date:



