

# CARRIAGE HOUSE

Realty, Inc.

ATHENS, GA



**4120 Lexington Road  
Athens, GA 30605**



## **Contact Information:**

Jeff Koon  
Carriage House Realty

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Athens, GA 30605

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**Reduced Price!  
\$250,000**

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## Information Sheet

Location:	This property is located in a prime commercial location on the east side of Athens. The building was formerly used as a veterinary hospital. It could continue to be utilized as a vet clinic, or it would be ideal for several other commercial ventures. It sits on Lexington Road, which has high traffic counts.
Utilities:	All utilities available, including sewer
Zoning:	Commercial-General
Size:	2,300 sq/ft existing building
Lot Size:	0.75 Acre
Price:	\$250,000

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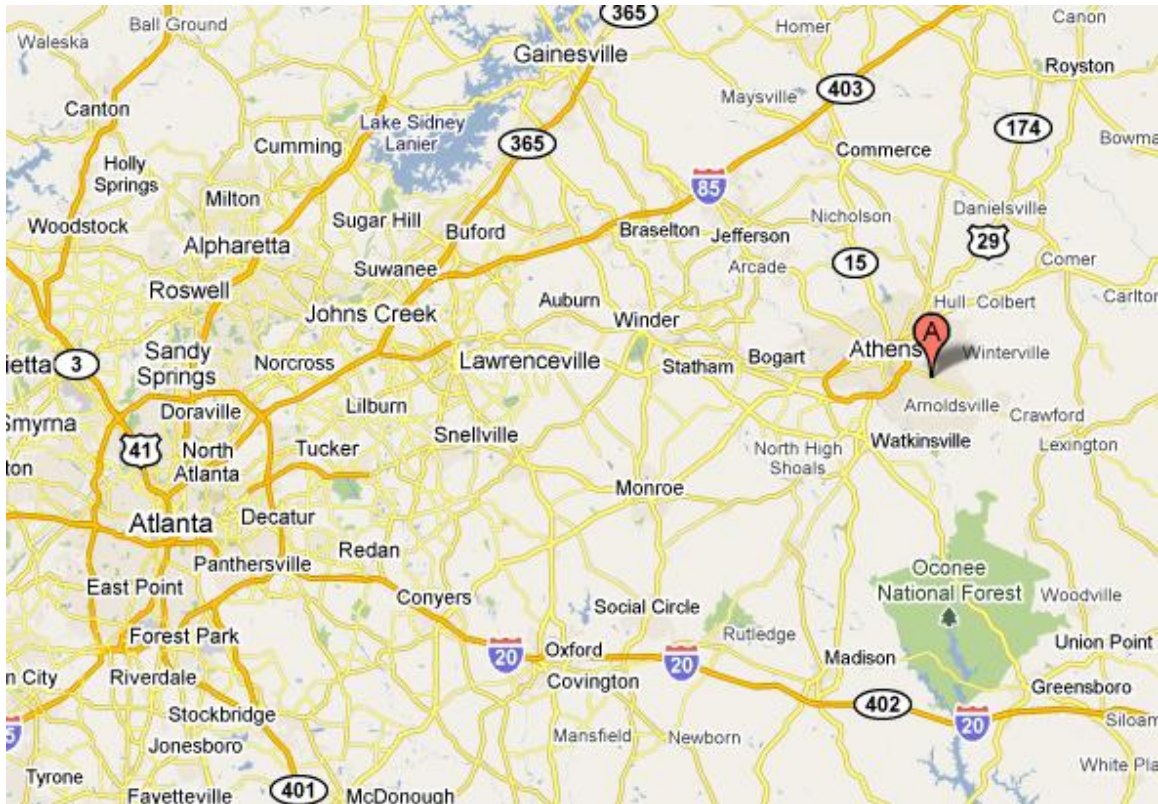
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## Regional Map



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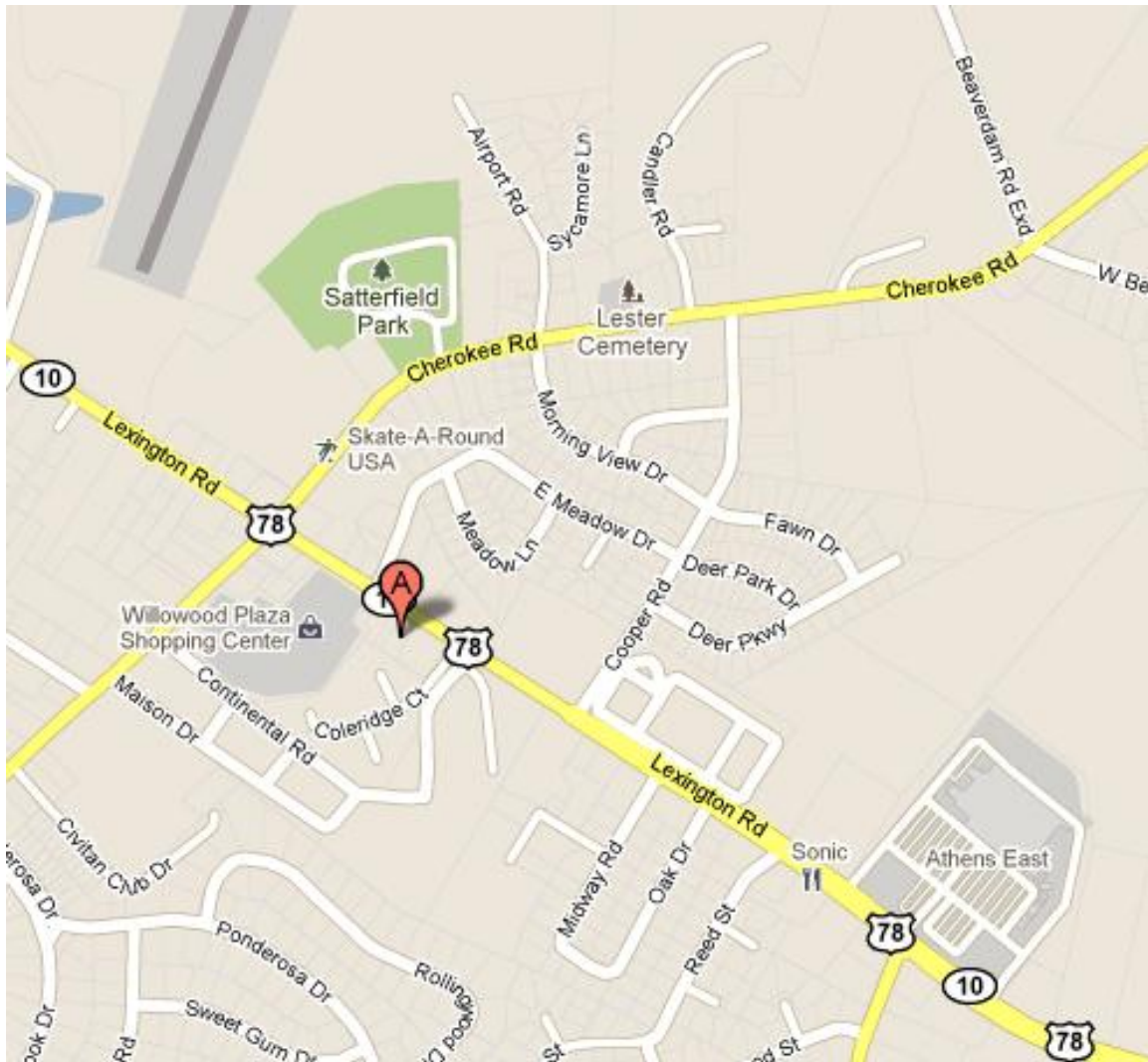
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## Local Map



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Aerial View



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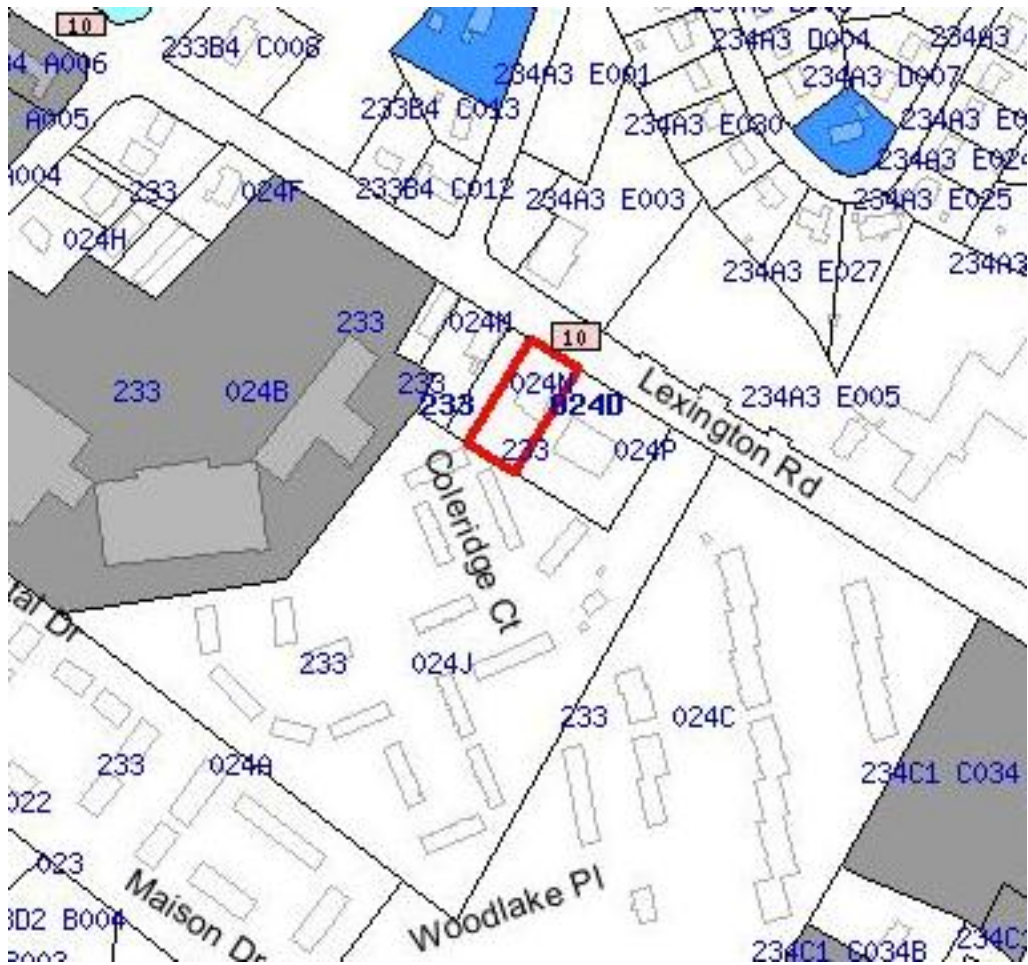
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## Parcel Map



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## Traffic Count Map

