

# SALE

## INVESTMENT OPPORTUNITY LITTLE ANGELS DAYCARE

2329 HIGHWAY 41, SOUTH  
SMARR, MONROE COUNTY, GEORGIA 31029

**PRICE REDUCED**



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**HAL HARPER, CCIM  
EXCLUSIVE AGENT**

478.951.3991 CELL  
hharper@cbcgeorgia.com  
cbcmacon.com

990 Riverside Drive  
Macon, GA 31201  
478.746.8171 OFFICE

**REDUCED SALES PRICE: \$800,000**



**COLDWELL BANKER  
COMMERCIAL**

EBERHARDT & BARRY

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Revised 10/3/24

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### LOCATION OVERVIEW

- Located five miles from Forsyth, Georgia
- 3 Miles from Interstate 75

### BUILDING INFORMATION

Building Size	6,500± SQ FT
Daycare Equipment	All furniture, fixtures and equipment included in sale
Financials	Provided upon a signed Non-Disclosure Agreement
Capacity	113 Children
Lot Size	2.5 Acres
Tax Parcels	067 014I 067 014L
Year Built	2008
Construction	Metal
Roof	Metal
HVAC	Central HVAC
Property Tax Bill	\$6,160 (2023)

**REDUCED SALES PRICE:  
\$800,000**

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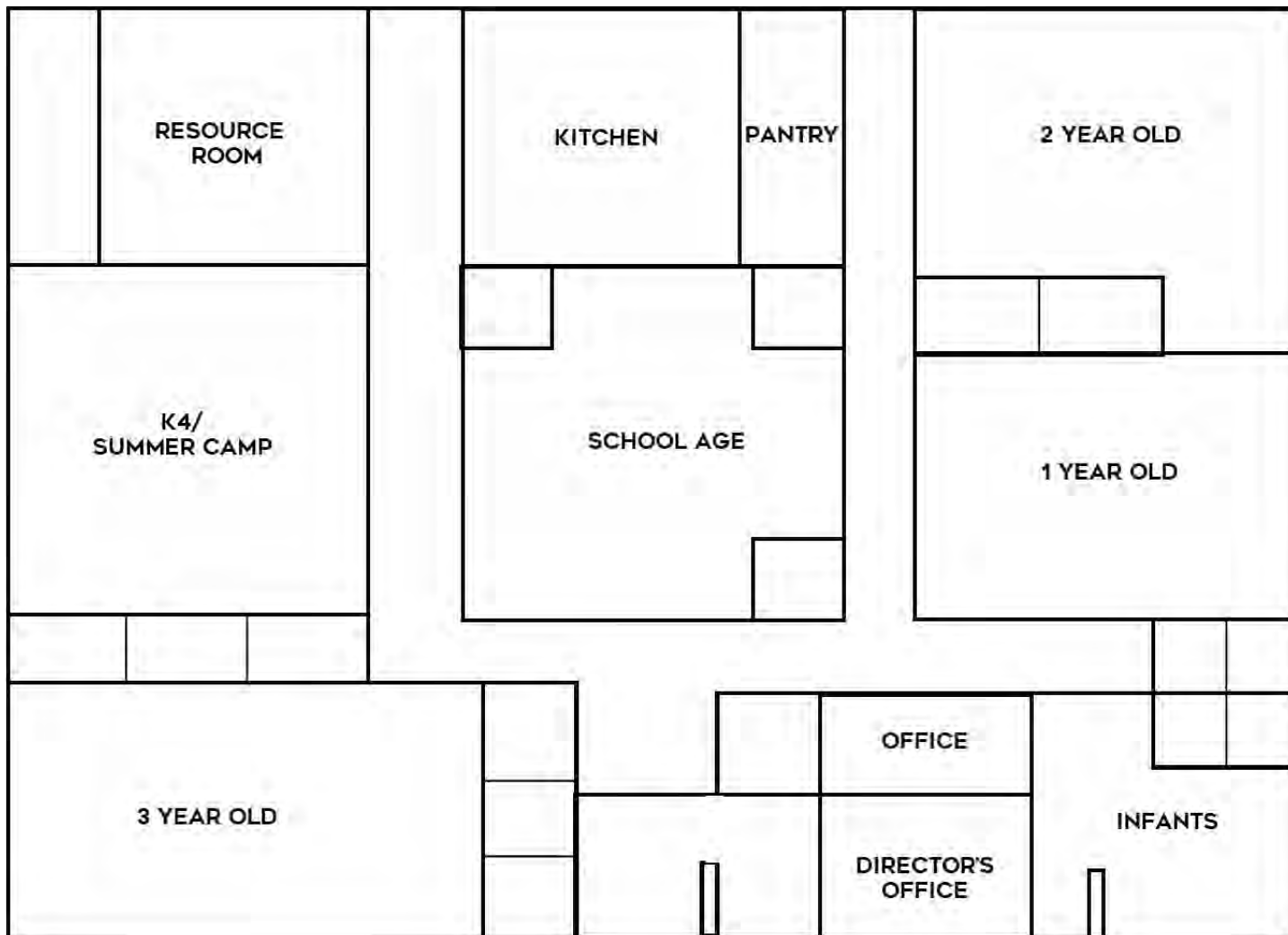


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## FLOOR PLAN

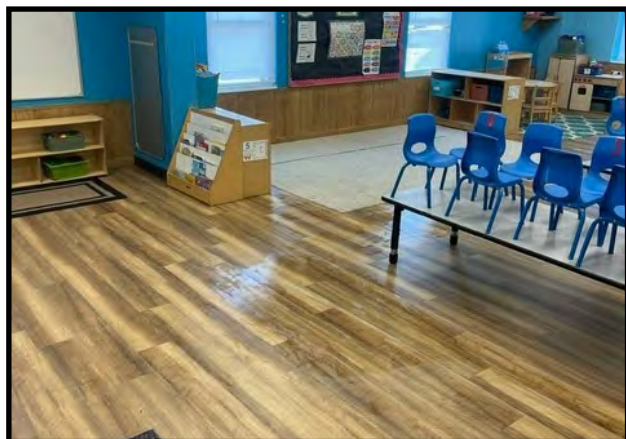




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## AERIAL PARCEL MAP



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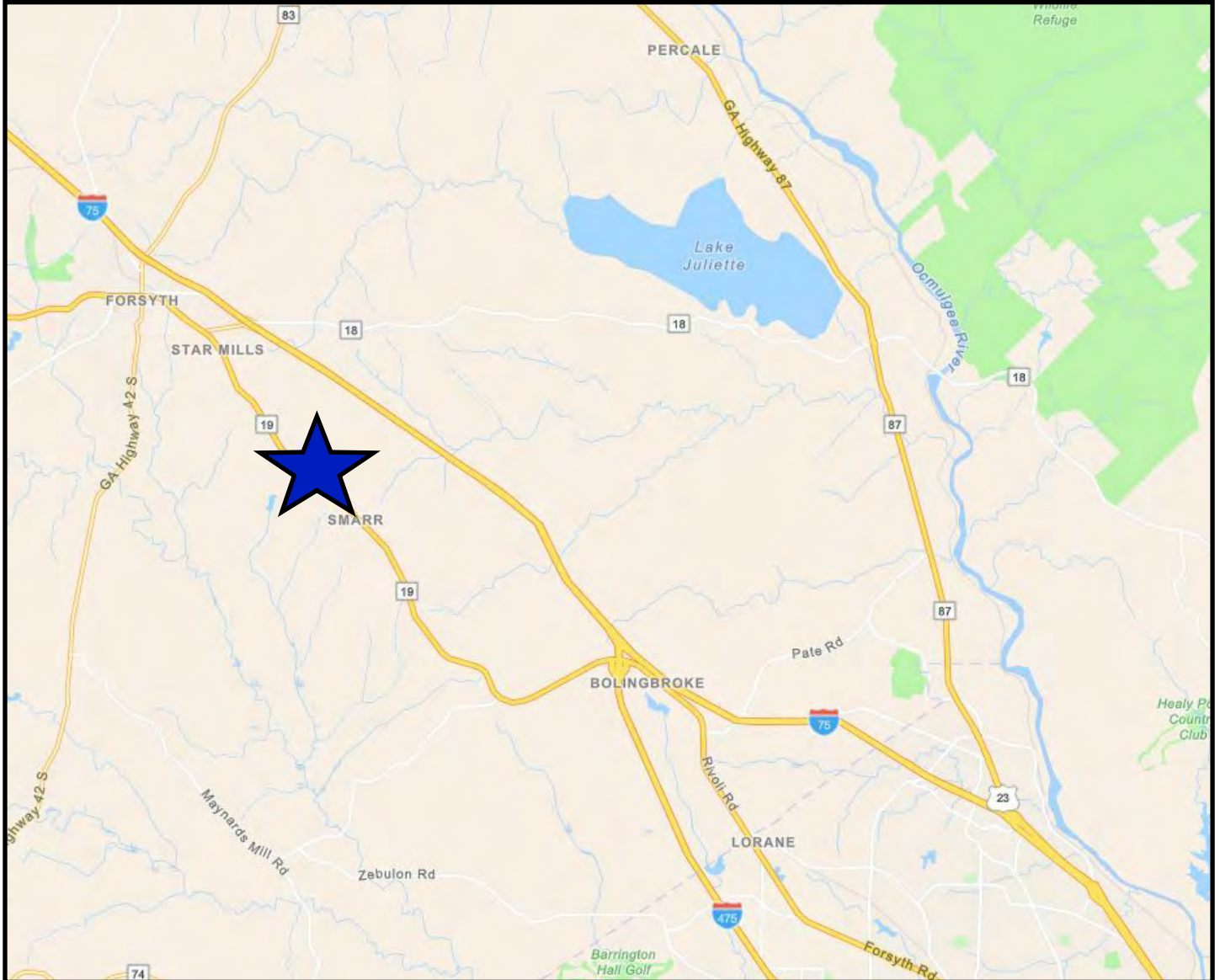


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### DEMOGRAPHICS - MONROE COUNTY

