

## Elberton's Longest Established Real Estate Company

"A Tradition of Excellence and Integrity for Generations"



7 N. Oliver Street and 11 N. Oliver Street



## SAVANNAH VALLEY LAND CO.

Savannah Valley  
Land Company  
93 College Ave.  
Elberton, GA 30635  
Office (706) 283-1306  
Fax (706) 283-8187  
[cbsvlc@elberton.net](mailto:cbsvlc@elberton.net)

### Description:

**OVERWHELMING...** is the best way to describe the diversity and character and stature of these grand old buildings. There are so many possibilities and configurations that it's hard to contain yourself as you ponder the greatness that lies before you. While there is some work that comes along with dreams, the canvas is here before you and awaits you. Just off of the downtown square in Elberton, in the local business district, with great access to shops and shopping. At over 14,600 Sq. Ft. and storage area in the basement the possibilities are only limited by the mind. If you're in the market for a building, **THIS IS IT. REDUCED.....AGAIN.... ASKING ONLY \$79,500. (That's only \$5.45/sq.ft.)**

Bedrooms: -  
Property ID: 227  
Property Name: **OLD ACE HARWARE - REDUCED!!!**  
City/State: **Elberton /GA**  
Price: **\$79,500.00**  
MLS #: **924815**  
Stories:  
Sq. Ft.:  
Plat:

Type:  
**Commercial**  
View:  
Units:  
Delivery:  
Developer:  
Fees:  
Units per floor:  
Stories:  
Disclosure:

### Features:

<b>Basement</b>	<b>Brick</b>
<b>Central Heat/Air</b>	<b>City/County Water</b>
<b>Fireplace(s)</b>	<b>Hardwood floors</b>
<b>Lot Size/Acreage - 0 - .5</b>	<b>Tile flooring</b>

**Agent(s) assigned to this property:**

**Wayne Childs - Broker/Realtor**

Savannah Valley Land Company  
93 College Ave  
Elberton, GA, 30635

Telephone: **706-283-1306**

Fax: **706-283-1306**

Cell: **706-498-2694**

Description: **\*\*14 Years Experience\*\* Georgia Institute of Real Estate Graduate (top 1 percent). Wayne is also a native of Elbert County with a true sense of loyalty to community, family and the needs of clients and customers alike. He attends the Flatwoods Pentecostal Holiness Church. Coldwell Banker has recognized Wayne's achievement in sales by honoring him in the Diamond Society, Sterling Society and the President's Circle-top 10 percent of all sales associates in North America and he was honored by the Athens Board of Realtors as an active life member of The Million Dollar producer.**



[Email this agent](#)

Come enjoy Elbert County and Lake Richard B. Russell  
"GEORGIA'S BEST KEPT SECRET"