

# REAL ESTATE AUCTION:

8 PROPERTIES

SEPT 27, 2023 AT NOON



Auction site will be 1955 Monier Ave, Lithia Springs GA.

Internet bidding also available.

All pre-auction offers will be presented to owner.

Broker Participation encouraged.

**PROPERTIES OFFERED BY BROOKS AUCTION SERVICES, LLC IN  
CONJUNCTION WITH JOEY MARTIN AUCTIONEERS  
AS PART OF THE AMERICAN CONTRACTORS FLEET REDUCTION AUCTION**

**2230 MONIER AVE, LITHIA SPRINGS, GA**

**Zoning R-LD, Class C-4 Commercial. 5.5 +/- Acres**

Property has 680' of frontage on I-20, 1,000' of frontage on Lee Rd. Located 0.3 miles from Lee Rd and 0.4 miles from I-20 on Exit 41. Property has a commercial billboard located on it that does not transfer with sale. Owner willing to sell private treaty.

Property is currently wooded with Mixed grown of hardwood and pine trees. Located adjacent to MBCA - Cornerstone.

**Property vacant. Notify agent before viewing, Glen Brooks, Brooks Auction Services 864-379-1011**





# REAL ESTATE

## 2620 E COUNTY LINE RD, LITHIA SPRINGS

### Zoned R-A, Class R4

Property consists of 11 +/- Acres with home, shop building and partially enclosed shed. Property is rolling with mix of trees and grass land. Nice creek flowing through it as well.

**Home** - 3 bed, 3 bath Brick Ranch 2500 + sq ft home, 1 and 1-2 story recently updated with new HVAC. There is some delayed maintenance and partial wiring that needs to be completed before move in ready. **Shop** - 5500 +/- Sq ft with metal building, majority concrete floor, 2 roll up doors, 1 walk through door. **Shed** - 15'x15' metal with enclosed three sides and open on front side.

**Property vacant. Contact agent for showing instructions. Glen Brooks, Brooks Auction Services 864-379-1011**



## 1626 LEE RD LITHIA SPRINGS

### Zoned C-H, Class C4

1 +/- acres of commercial land. Partially cleared and ready for development. 180 ft of frontage on Lee Rd, located off 1-20 on exit 41. 1/2 mile from exit. Lot next to Cube Smart Storage.

**Property Vacant.**

**Notify agent before viewing, Glen Brooks  
Brooks Auction Services 864-379-1011**



Properties offered in conjunction with Brooks Auction Services, LLC  
BrooksAuctionServices.com | 864-379-1011

# A T E A U C T I O N

## 5 LOTS TOTALING 3.01 ACRES ON SLATER MILL RD, DOUGLASVILLE GA

### Zoning R-2, Class A3

Lot 1 - 2499 Slater Mill Rd, 0.509 acres

Lot 2 - 2509 Slater Mill Rd, 0.587 acres

Lot 3 - 2519 Slater Mill Rd, 0.557 acres

Lot 4 2529 Slater Mill Rd, 0.691 acres

Lot 5 - Slater Mill Rd. 0.669 acres

Private development on Slater Mill Rd. All lots have access to sewer but new owner will need to install taps. All lots accessed by Slater Overlook entrance, Lot 1-4 have shared road to access lot. Lots 1-4 are partially cleared; Lot 5 is cleared. Lots are located 1/2 mile from I-20 Exit 37 off Fairburn Rd. Survey dated Nov 2001 in hand.

Property vacant. Contact agent for showing instructions. Glen Brooks, Brooks Auction Services 864-379-1011



GA AUC003018, GA RE# 66603  
Please check websites for further details.