

# FOR SALE

# RESTAURANT IN HARLEM, GA

179 N LOUISVILLE ST, Harlem, GA 30814

**ZACK HARTMAN**

Commercial Sales Associate

[zhartman@shermanandhemstreet.com](mailto:zhartman@shermanandhemstreet.com)

706.922.0395



**SHERMAN &  
HEMSTREET**  
Real Estate Company

# Restaurant in Harlem, GA

179 N LOUISVILLE ST, Harlem, GA 30814



## OFFERING SUMMARY

Sale Price: \$239,000

Lot Size: 0.05 Acres

Year Built: 1940

Building Size: 4,480

Zoning: COMM

Price / SF: \$51.12

## PROPERTY OVERVIEW

Gorgeous historic building in the heart of Harlem that is under historical preservation and a grant to restore is a possibility. Great investor property with tenant in place- Monte Olivo's Italian and Mexican restaurant- \$1,900 rent monthly. Harlem is a very hot market because of the over abundance of people spilling over from Grovetown due to the Federal Cyber Security Hub relocating to near by Fort Gordon. Get ahead of the curve and buy in Harlem now!

## PROPERTY HIGHLIGHTS

- Gorgeous historic building in the heart of Harlem
- Property is under historical preservation and a grant to restore is a possibility
- HVAC units have recently been replaced and both are under current service contracts
- Plumbing was updated in 2018
- New Roof
- Upstairs is currently storage; but has potential to be turned into office, retail, or residential with a separate entrance from the street.

### SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901  
shermanandhemstreet.com  
706.722.8334

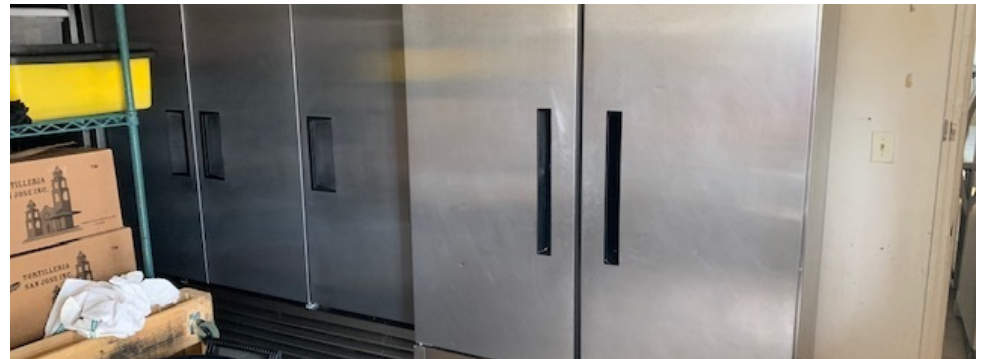
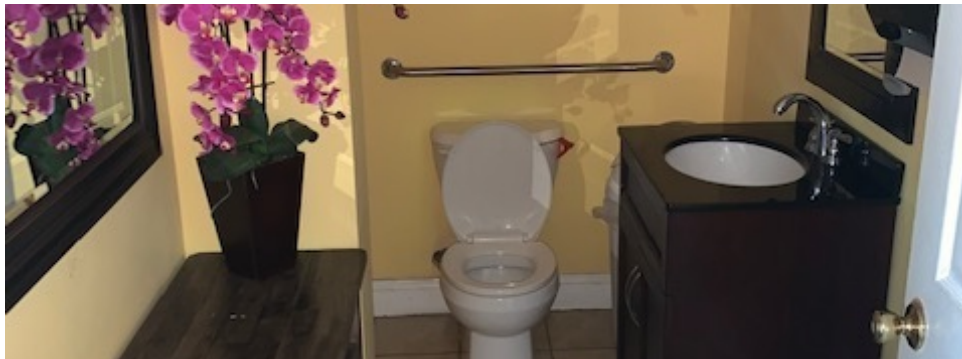
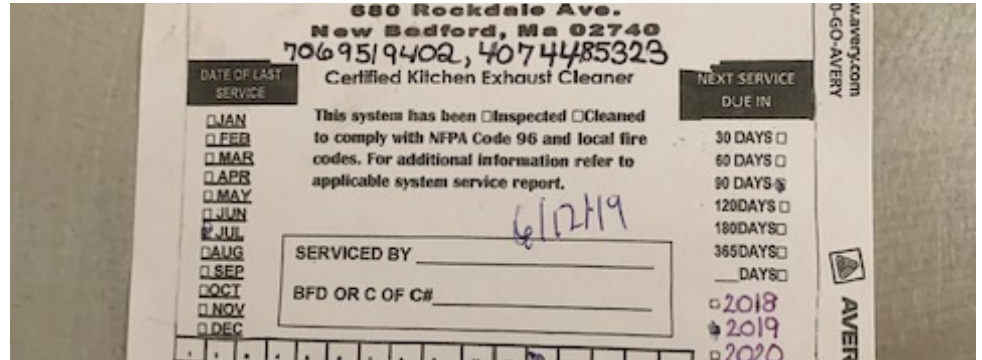
### ZACK HARTMAN

zhartman@shermanandhemstreet.com  
706.922.0395



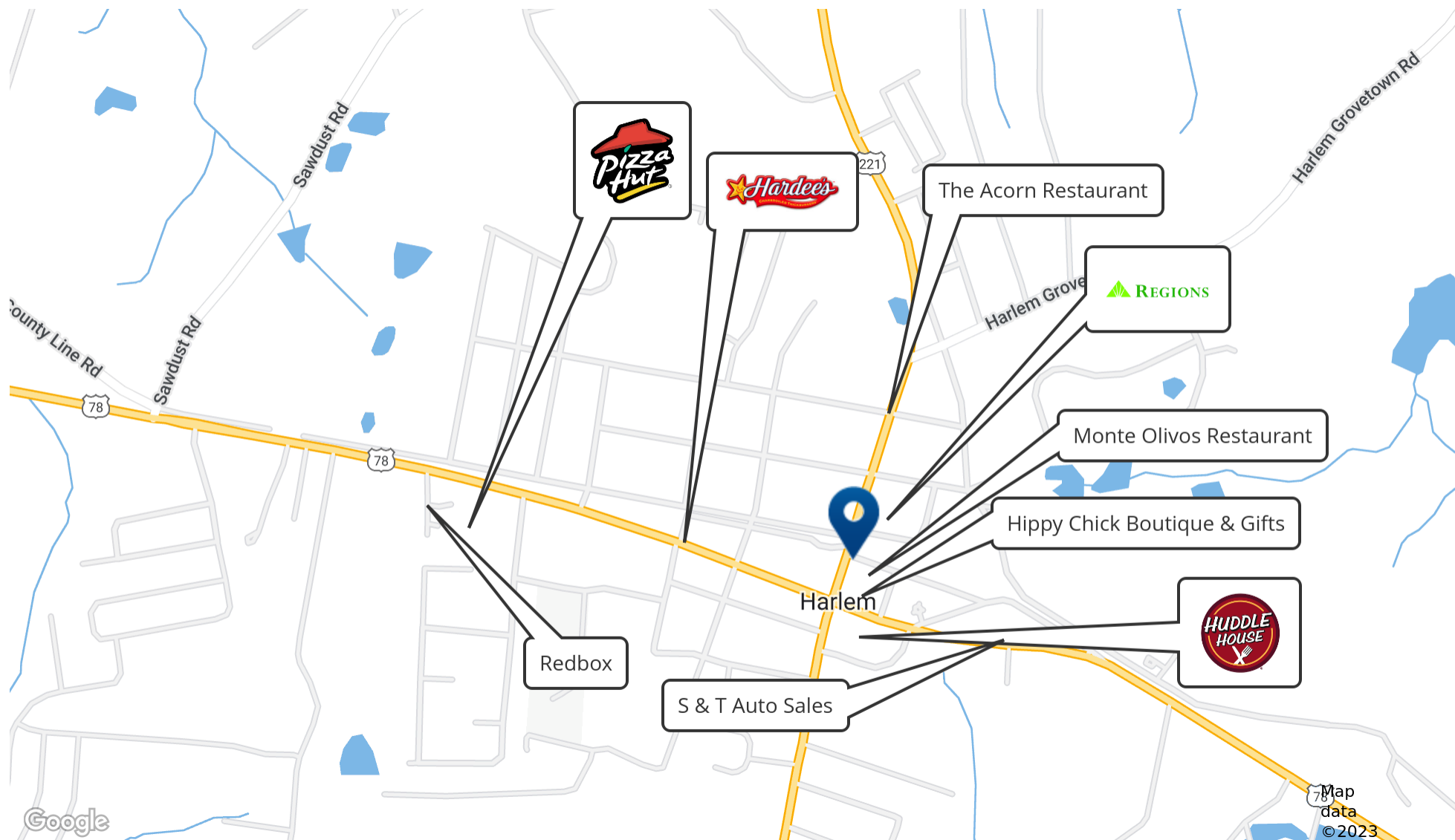
# Restaurant in Harlem, GA

179 N LOUISVILLE ST, Harlem, GA 30814



# Restaurant in Harlem, GA

179 N LOUISVILLE ST, Harlem, GA 30814



**SHERMAN & HEMSTREET REAL ESTATE COMPANY**

624 Ellis St., Augusta, GA 30901  
shermanandhemstreet.com  
706.722.8334

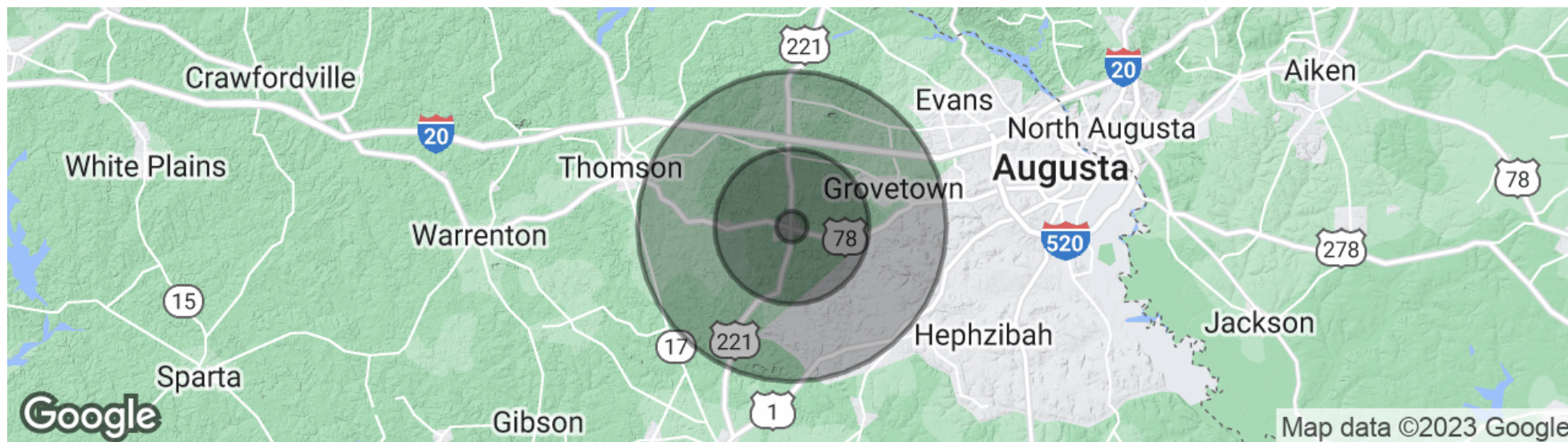
**ZACK HARTMAN**

zhartman@shermanandhemstreet.com  
706.922.0395



# Restaurant in Harlem, GA

179 N LOUISVILLE ST, Harlem, GA 30814



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	469	10,730	51,178
Median age	39.8	38.6	33.7
Median age (Male)	36.1	36.7	33.2
Median age (Female)	41.5	39.6	34.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	170	3,802	16,830
# of persons per HH	2.8	2.8	3.0
Average HH income	\$50,852	\$48,773	\$54,621
Average house value	\$142,667	\$139,665	\$152,154

\* Demographic data derived from 2020 ACS - US Census

### SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901  
shermanandhemstreet.com  
706.722.8334

### ZACK HARTMAN

zhartman@shermanandhemstreet.com  
706.922.0395