

## 408 Main St, Cedartown, GA

For Sale: \$129,900  
Zoned C-1 Commercial  
6,600sf - .11 acres  
Tax #C20-059



Historic Main Street Cedartown! Build in 1929 for J. C. Penney Co. Many original features - tin ceiling, oak railing to mezzanine, large display windows, box slide to basement. Located in the heart of Downtown! Excellent location for much-needed downtown full-service, sit-down restaurant or retail. Front & rear entrances, kitchen area, enclosed office space overhead in front, open mezzanine/loft in rear. New hot water heater. Rolled rubber roof needs work, HVAC ductwork good, but needs new HVAC unit (gas or electric). Approx. 6,600 sf floor space, 1,800 sf unfinished basement. With a little TLC this property can be a real shining gem again! Be a part of Cedartown's Historic Preservation renovation! Lots of square footage for the money, but priced accordingly for HVAC unit replacement and roof repairs.

— Georgia MLS #: 8736769

