

**FOR SALE – The Gables Apartments**  
**514 Riddleville Road**  
**Sandersville, GA 31082**



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Jim Fain**  
478-997-6400 Office  
478-363-2145 Cell  
[jfain@fickling.com](mailto:jfain@fickling.com)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# FOR SALE – The Gables Apartments

514 Riddleville Road  
Sandersville, GA 31082



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map

## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	514 Riddleville Road Sandersville, GA 31082
<b>Year Built:</b>	2023
<b>Taxes:</b>	\$11,186 (2025 Est.)
<b>Utilities:</b>	All Available
<b>Parking:</b>	Ample, paved, shared

### SITE

<b>Site Size:</b>	2.39 AC
<b>Parcel ID:</b>	095 055
<b>County:</b>	Washington

### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Jim Fain**  
478-997-6400 Office  
478-363-2145 Cell  
jfain@fickling.com

### BUILDING CONFIGURATION

<b>Occupancy:</b>	100% Occupied
<b>Total Size:</b>	9,300 SF
<b>Buildings on Site:</b>	Two
<b>Style:</b>	Triplex
<b>Stories:</b>	Two
<b>Unit Mix:</b>	3 bedroom / 2 bathroom - 1,685 SF 2 bedroom / 2½ bathroom - 1,280 SF

**SALE PRICE:**  
**\$1,500,000.00**



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# FOR SALE – The Gables Apartments

514 Riddleville Road  
Sandersville, GA 31082



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map

The Gables Apartments in Sandersville are now available for sale! The apartments are 100% occupied, and have all utilities available, with shared paved parking on site. Currently, the property consists of two tri-plex buildings with three units per building. Each building contains two 3 bed/2 bath units, and one 2 bed/2½ bath unit. The property has room to expand and build two more buildings in the rear.

Located on Riddleville Road, just 0.5 miles from South Harris Street, Sandersville's main retail corridor. Neighbors in the area include Washington County High School, Ridge Road Elementary School, IGA grocery store, Sandersville Veterinary Clinic, Georgia Military College Sandersville, ACE Hardware, McDonald's, Captain D's, KFC, Taco Bell, Jack's Family Restaurant, and may other local and national retail and restaurant establishments.



## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Jim Fain**  
478-997-6400 Office  
478-363-2145 Cell  
[jfain@fickling.com](mailto:jfain@fickling.com)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# FOR SALE – The Gables Apartments

514 Riddleville Road  
Sandersville, GA 31082



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



## CONTACT

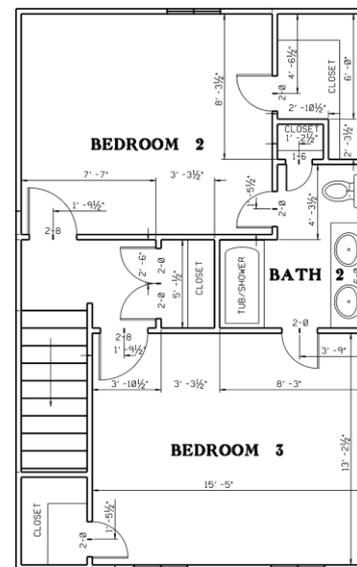
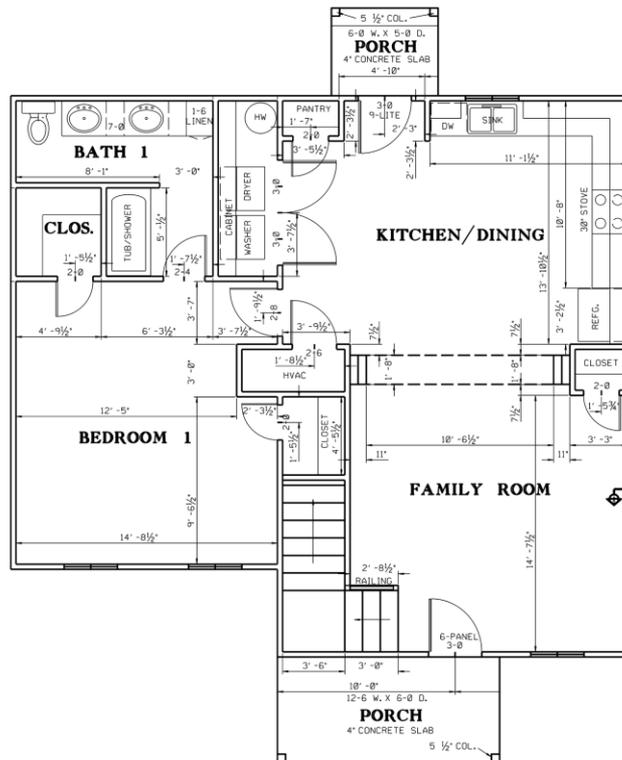
**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Jim Fain**  
478-997-6400 Office  
478-363-2145 Cell  
[jfain@fickling.com](mailto:jfain@fickling.com)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

**Floor Plan – Unit A**  
**1,685 SF**



\*All measurements and all calculations of area are approximate and not guaranteed.

**CONTACT**

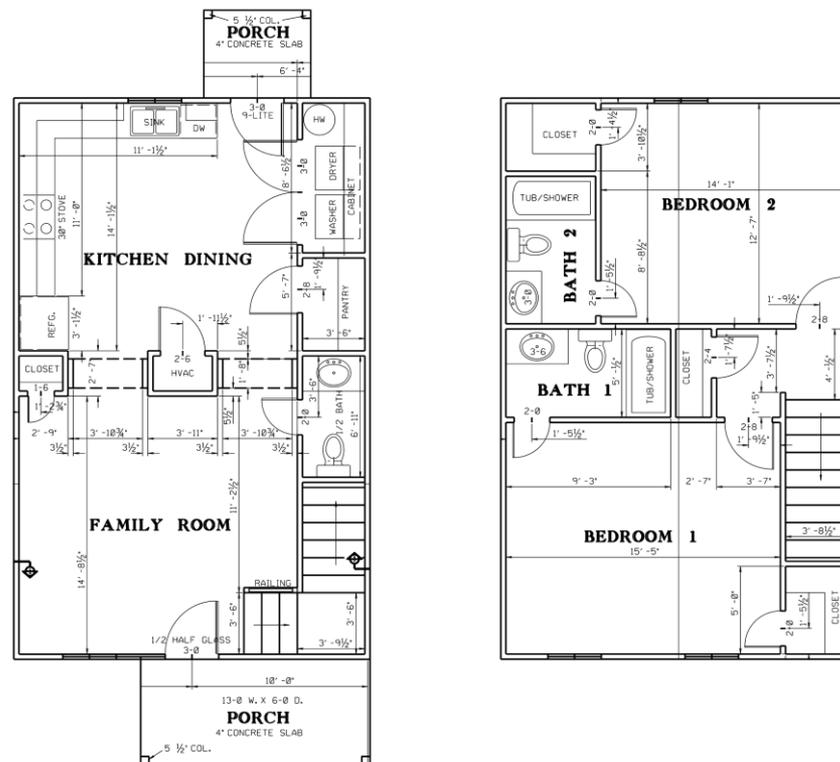
**Patty Burns, CCIM, ALC**  
 478-746-9421 Office  
 478-951-5100 Cell  
 patty@fickling.com

**Jim Fain**  
 478-997-6400 Office  
 478-363-2145 Cell  
 jfain@fickling.com



577 Mulberry St, Suite 1100  
 Macon, GA 31201  
 478.746.9421 Office  
<https://commercial.fickling.com>

**Floor Plan – Unit B**  
**1,280 SF**



\*All measurements and all calculations of area are approximate and not guaranteed.

**CONTACT**

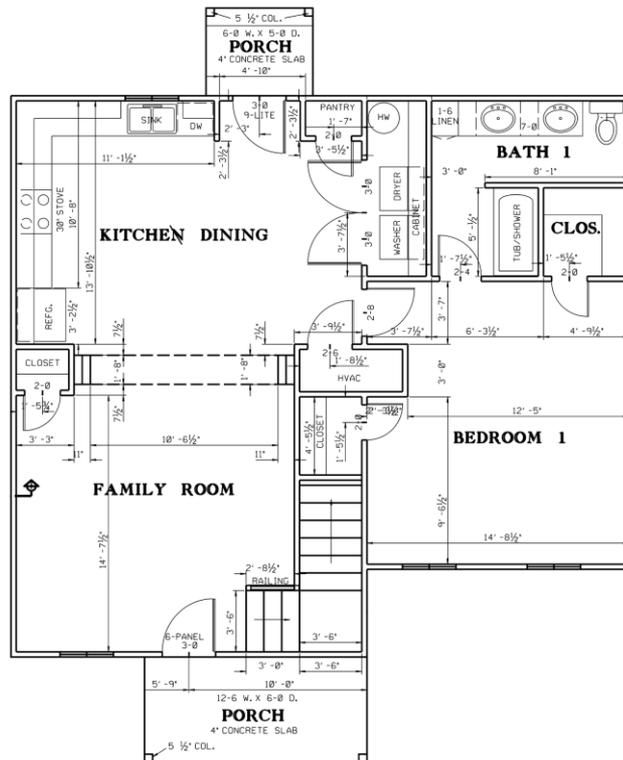
**Patty Burns, CCIM, ALC**  
 478-746-9421 Office  
 478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Jim Fain**  
 478-997-6400 Office  
 478-363-2145 Cell  
[jfain@fickling.com](mailto:jfain@fickling.com)



577 Mulberry St, Suite 1100  
 Macon, GA 31201  
 478.746.9421 Office  
<https://commercial.fickling.com>

**Floor Plan – Unit C**  
**1,685 SF**



\*All measurements and all calculations of area are approximate and not guaranteed.

**CONTACT**

**Patty Burns, CCIM, ALC**  
 478-746-9421 Office  
 478-951-5100 Cell  
 patty@fickling.com

**Jim Fain**  
 478-997-6400 Office  
 478-363-2145 Cell  
 jfain@fickling.com



577 Mulberry St, Suite 1100  
 Macon, GA 31201  
 478.746.9421 Office  
 https://commercial.fickling.com

# FOR SALE – The Gables Apartments

514 Riddleville Road  
Sandersville, GA 31082



Summary

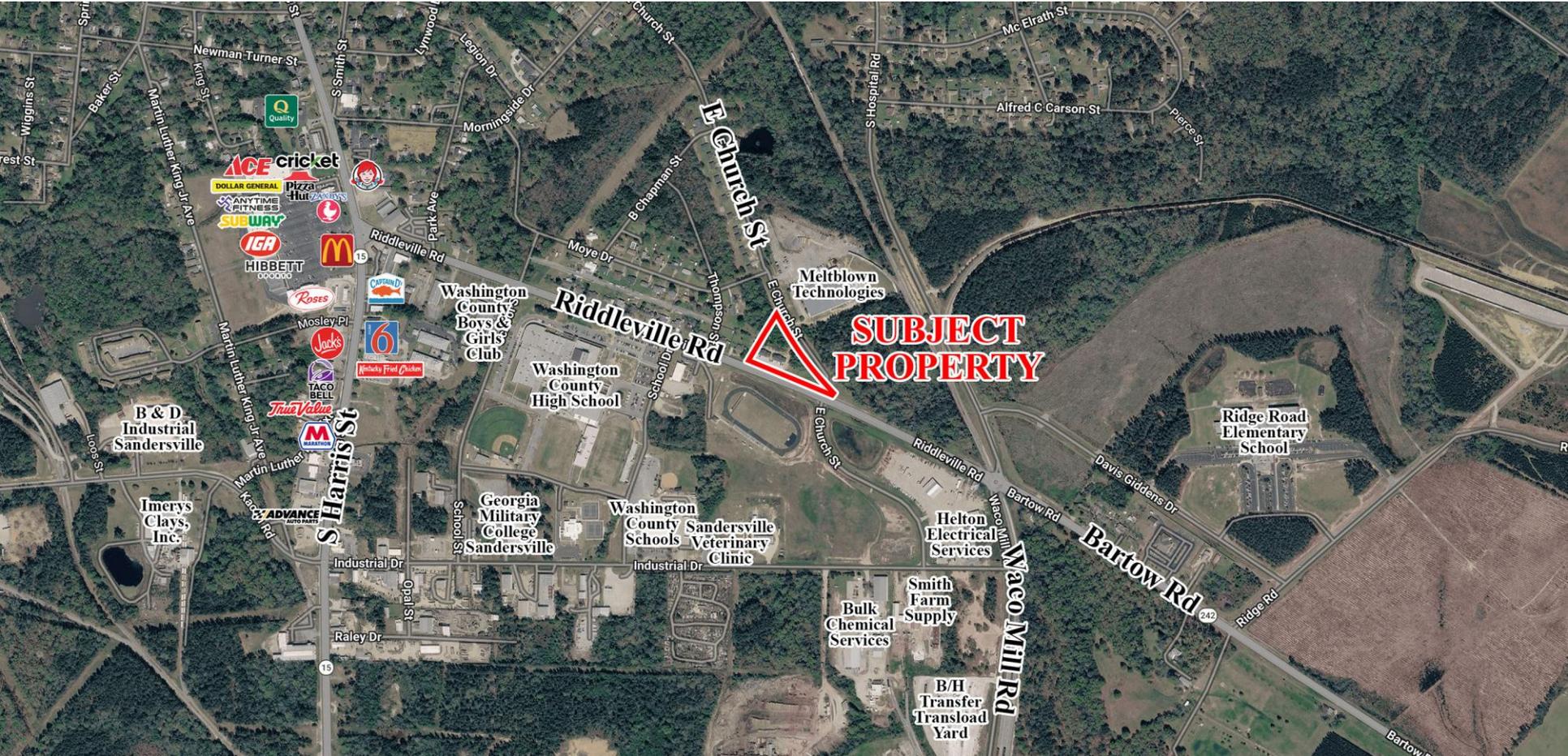
Area Info

Photos

Floor Plans

Aerial

Site Map



## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Jim Fain**  
478-997-6400 Office  
478-363-2145 Cell  
jfain@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# FOR SALE – The Gables Apartments

514 Riddleville Road  
Sandersville, GA 31082



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Jim Fain**  
478-997-6400 Office  
478-363-2145 Cell  
jfain@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# FOR SALE – The Gables Apartments

514 Riddleville Road  
Sandersville, GA 31082



Summary

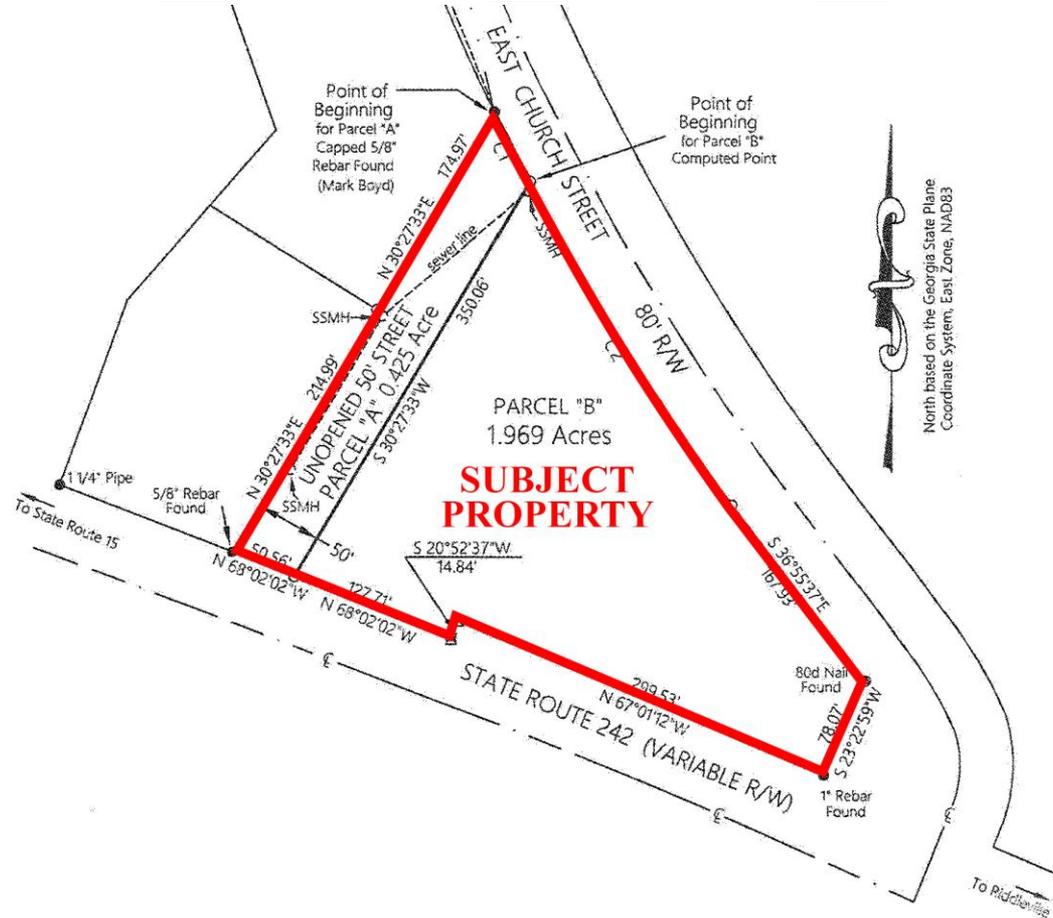
Area Info

Photos

Floor Plans

Aerial

Site Map



## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Jim Fain**  
478-997-6400 Office  
478-363-2145 Cell  
jfain@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>