Prime Residential Lot - 60 S Main St | ±2.08 AC

WATKINSVILLE — OCONEE COUNTY

For Sale — Residential Lot in Historic Downtown Watkinsville



OFFERING OVERVIEW

This **±2.08-acre residential property** is located along South Main Street within **Watkinsville's Scenic Corridor**, just a stone's throw from the heart of Downtown Watkinsville. The setting offers a **unique opportunity for a custom residence** that captures the charm of small-town Main Street living while remaining close to shopping, dining and everyday conveniences.

Downtown Athens and the University of Georgia are approximately 20 minutes away, adding convenient access to major employment, education and entertainment. **All utilities are available to the property, with sanitary sewer located approximately 170 feet away.**

ASKING PRICE: $450,000



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For More Information: Due Diligence Information. The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental conditions. Terms are subject to errors and change without notice.

60 South Main St | Downtown Watkinsville

Acreage	±2.08 AC
Zoning	South Main St Scenic Corridor
Road Frontage	150′ on S Main St
Utilities	All Available – Sewer 170′ Away



OCONEE COUNTY SCHOOL DISTRICT
#2 IN BEST SCHOOL DISTRICTS IN GA
(per Niche.com)

Colham Ferry Elementary School
Overall Grade: **A**

Oconee County Middle School
Overall Grade: **A**

Oconee County High School
Overall Grade: **A**



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