



114 S. SMITH STREET C. 1898

This building sits on the busy corner of S. Smith Street and E. Haynes St. It was built circa 1952 and has approximately 1330 square feet and covers .13 acres. This location is currently serving as a high end auto/marine detail shop and has air conditioned bays. It has two external restrooms, outdoor storage closet, two garage bays with electric openers, unfinished storage/office space and a separate lobby area. A security system conveys with the sale. Come take a look.

CONTACT Chamber of Commerce
603 S Harris Street, 478-552-3288



THE TOWNE SHOPPE C. 1970

This building was constructed in 1970, serving as a gas station and convenient store until 2003. The gas tanks have since been removed and all ground testing and monitoring is complete. The property is available for renovation or redevelopment.

FOR SALE Negotiable, contact owner

CURRENT USE Vacant

OWNER Trey Sheppard
trey@howardsheppard.com, (478) 552-5127



THE ICE HOUSE C. 1923

Built in 1923, the Ice House was Sandersville's first and only ice production plant. The building was purchased by McGinnis Leathers in 2005.

FOR SALE OR RENT Contact owner

CURRENT USE Vacant

OWNER McGinnis Leathers
mcginnisleathers@hotmail.com, (706) 247-3245



THE POWER BUILDING C. 1905

The city constructed the Electric Light Plant and Pump House circa 1905 to serve the City of Sandersville, its businesses and residents with electricity. The City of Sandersville/Downtown Development Authority of Sandersville sold the building to McGinnis Leathers in December of 2009.

FOR SALE OR RENT Contact owner

CURRENT USE Vacant

OWNER McGinnis Leathers
mcginnisleathers@hotmail.com, (706) 247-3245



SANDERVILLE SCHOOL C. 1939

Sandersville School built in 1939 as a Progress Works Administration project served Washington County as a combined high school and elementary school until 1959 and then just as an elementary school until 2009. Eventually the Washington County Historical Society worked with other community leaders and the State of Georgia to form the Sandersville School Building Authority which now owns the building. The Authority is tasked with revitalizing the building into a community/arts center for the area. The Main building, Agricultural building, and Cafeteria can be home to a variety of businesses and organizations that could contribute to sustaining a community/arts center centered around the auditorium. Certain sections of the Main building can easily be separated into stand alone spaces. The Agricultural building and Cafeteria are completely self contained. The school is currently under review to be listed on the National Register of Historic Places.

CONTACT Mr. Ed Jordan, Chair, Sandersville School Authority 478.232.0959, edjordan68@gmail.com



THE CLINTON MOTEL C. 1977

The Clinton Motel, located at 215 South Harris Street, is a 4,443 square foot rectangular building with a mid-Century look. The brick veneer building was built in 1977 and was actually an annex to the original Clinton Motel which was located across the street. It has 15 rooms. A 1,728 square foot modern building was built in 2006 and was used as the inn keeper's residence. Currently, a group of local investors are pursuing a major renovation of the motel but is still seeking a few investors in this property.

CONTACT Chris Hutchings
chutchings@washingtoncountyga.com, 478-232-2950

Upstairs Downtown Tour



November 2nd, 2017

Sandersville, GA

TOUR 1:00-7:00 PM

RECEPTION 5:00-7:00 PM

 Washington
County CHAMBER OF COMMERCE

A Washington County
Chamber of Commerce Special Event

TICKETS AVAILABLE

Tickets: \$25.00. 18 & under: Free.
Groups 10 or more \$20.00 per person

www.washingtoncountyga.com

Chamber of Commerce
603 S Harris St. Sandersville, GA
478-552-3288

1



THE PRINGLE BUILDING C. 1890

First built as the Farm and Mercantile store. Later the building served many purposes, some of which were (not in chronological order): Meat Market (1908), General Store (1908), Sears, The Sandersville Progress, law offices (upstairs) and apartments (upstairs). Cindy, Joey and Tracy Giddens purchased the building in 2012 and renovated the first floor, opening downstairs shops in October 2012. They then began upstairs renovations in 2013 and opened the second floor as an event space in June 2014.

NOT FOR SALE **CURRENT USE** Event space

OWNER Joey Giddens, gggifts@att.net

2



OLD BELK BUILDING C. 1982

Old Belk department store. The Stewart family purchased and remodeled for their printing business. In 2006 they sold the business and the building. Served as commercial rental property since 2006.

FOR SALE \$180,000

CURRENT USE Upstairs vacant

OWNER Trey Sheppard
trey@howardsheppard.com, (478) 552-5127

3



ESQUIRE C. 1858

Constructed in 1858 as The Sandersville Hotel, this building became an addition to the first Rawlings Sanitarium about 1905. Later becoming offices and a nurses' home in 1914 until the early 1960's.

FOR SALE Negotiable, contact owner

CURRENT USE Upstairs vacant

OWNER Suki Griffin, (478) 234-2369

4



RAWLINGS SANITARIUM C. 1895

Built in 1895 as a two-story, 10 room hospital with patient rooms and operating room located on the second floor; the latter distinguishable today by its tile floor (down a hallway to the back of the building). The central waiting room on the second floor is distinguishable by its sky light.

NOT FOR SALE **CURRENT USE** Upstairs vacant

OWNERS Jim Jeffords, jimjeffords2003@gmail.com
John Dana, jadatty@sandersville.net, (478) 552-6031

5



WILSON FURNITURE C. 1905

This building is the only remaining portion of the original Julida Hotel, transitioning into the Hermann-Evans Sanitarium from 1910-1913 and then the Rawlings Sanitarium, known to the community as "The Hospital" from 1913-1961. There was an addition to the back of the building for storage, circa 1960. The lower floor of the building became the Wilson Furniture Company in 1994. The original hospital operating room with skylight remains on the second floor, front room.

FOR SALE \$169,500 **CURRENT USE** Storage

REALTOR Beverly Bell Webb
beverly@tandcreatestate.com, (478) 232-8830

6



FALL LINE ART GUILD C. 1900

The building, located at 118 Malone Street, was built in 1900 and has been used for offices for retail including Otasco for many years. It is currently being used by Tom O'Donnell for a law office, Fall Line Art Guild, financial office, and Viking Engineering & Construction Management.

CONTACT Billy Wiggins, MS,PE,
Viking Engineering & Construction
118 Malone St. Sandersville, GA 31082, (478) 232-3846

If you're the kind of person who loves to LOOK UP and fantasize about what's behind the fabulous architectural details on downtown's historic buildings... this tour's for you!

Visit eleven seldom-seen downtown locations—locations that have historical significance, have been renovated, or that are vacant just waiting for new possibilities. Walk, talk, and learn.



- Space Renovated
- Tour Starting Point
- Space Not Renovated
- Courthouse

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