

Commercial Conversion Opportunity

The Historic Gross House

290 East King Avenue, Kingsland, GA



A rare opportunity to acquire a well-preserved 1912 historic residence in downtown Kingsland with strong potential for adaptive reuse as professional or medical office space.

Key Highlights

- ±3,955 SF historic building on a 0.55-acre corner lot
- Strong potential for conversion to professional or medical office use
- Proven adaptive reuse precedent directly across the street
- Ability to accommodate approximately 12–15 parking spaces on-site
- Currently zoned R-1 within the C-1A Overlay District
- Recent capital improvements: new roof, updated HVAC, and exterior paint
- Offered As-Is with motivated sellers

Property Details

Asking Price:	\$574,900
Building Size:	±3,955 SF
Lot Size:	0.55-Acre Corner Lot
Year Built:	1912
Location:	Prominent corner lot in downtown Kingsland with excellent visibility

Offered As-Is | Motivated Sellers