

**PROPERTY
FOR SALE**

Historic Colonial Hotel



NEWLY RENOVATED

119 RIDLEY AVE, LAGRANGE, GA 30240

- » NEW ROOF
- » REPLACED ALL HVAC WHERE NEEDED
- » NEW AND REMODELED RESTROOMS
- » REPLACED AND REPAIRED PLUMBING WHERE NEEDED
- » NEW ADA RAMPS AND RAILING
- » REBUILT WINDOWS TO ORIGINAL DESIGN
- » ELEVATOR REPAIR AND UPGRADE FOR FIRE SERVICE
- » FIRE PROTECTION SPRINKLER UPGRADES
- » NEW WHITE OAK FLOORING AND STAIRWAY IN LOBBY
- » NEW CARPET AND TILE MOLDING

GEORGIAN REVIVAL ARCHITECTURAL STYLE

RENOVATED TO ITS' ORIGINAL GLORY

OPENED AS COLONIAL HOTEL IN 1921

FREQUENTLY VISITED BY FRANKLIN D. ROOSEVELT

ON HIS WAY TO WARM SPRINGS, GA

- » NEW ELECTRICAL
- » ALL NEW INTERIOR AND EXTERIOR PAINT
- » NEW LIGHTING WHERE NEEDED
- » NEW INDIVIDUAL HVAC UNITS WHERE NEEDED
- » NEW 2 TON ROOF TOP UNIT HEAT PUMP AND DUCT DROPS
- » REPAIRED AND REPLACED MAIN SEWER LINES IN BASEMENT
- » NEW MAIN PLUMBING LINES ON MAIN FLOOR
- » NEW ACOUSTICAL DROP CEILINGS