

Online  
Auction

# THE VENUE ON MAIN

Located at 1038 W Main St, Swainsboro,  
Emanuel County, GA

# Property

# Info.



# Packet

BIDDING ENDS NOVEMBER 1 • 12PM

**Emily Conner, Real Estate Sales Agent**

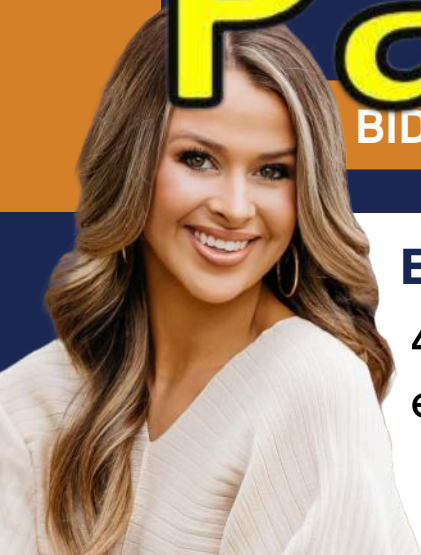
478.595.4710

emilyconner2018@gmail.com



**SOUTH  
AUCTION**

[SouthAuction.com](https://SouthAuction.com)





# SOUTH AUCTION

338 E Main Street,  
Swainsboro, GA  
478-455-1861

I am excited to present to you a remarkable opportunity in Swainsboro, GA-The Venue on Main.

As of December 2022, this event venue underwent a complete transformation, leaving no stone unturned in the process. From the moment you step inside, you'll be captivated by the attention to detail and the thoughtful design that has gone into every aspect of this venue. This venue has the capacity to accommodate up to 150 people, making it an ideal choice for weddings, gatherings, and other special occasions.

This business is being offered as a turnkey operation. This means that not only will you acquire a stunning venue, but you will also receive all the essential furnishings and appliances needed to run the business smoothly. From tables and chairs to kitchen appliances, everything you need to continue the success of this venue is included in the sale. The current owners have events booked until May of 2024.

This means that you will be stepping into a business with a pipeline of upcoming events, ensuring a steady stream of income from day one. This immediate return on investment makes this opportunity even more enticing. In addition, you will also inherit the goodwill and reputation that the current owner has already established within the community. The positive reviews and satisfied clients speak volumes about the potential for growth and success in this venture.

Sincerely,

*Emily Conner*



**Emily Conner,**  
**Real Estate Sales Agent**  
(478) 595-4710  
emilyconner2018@gmail.com



Scan the QR Code  
to view a video  
introducing  
the property!



**SOUTH  
AUCTION**

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# PROPERTY PHOTOS



# IMPROVEMENTS MADE



This Commercial property has a rich personality and eclectic charm throughout. The versatility of this property welcomes your creativity. Currently operating as a successful event venue, it could continue to be this or tons of potential for other businesses. 3700 sq ft Commercial property located in Swainsboro Ga located within the city limits of Swainsboro just off Hwy 1 and Hwy 80 with breathtaking views. This property has been completely remodeled.

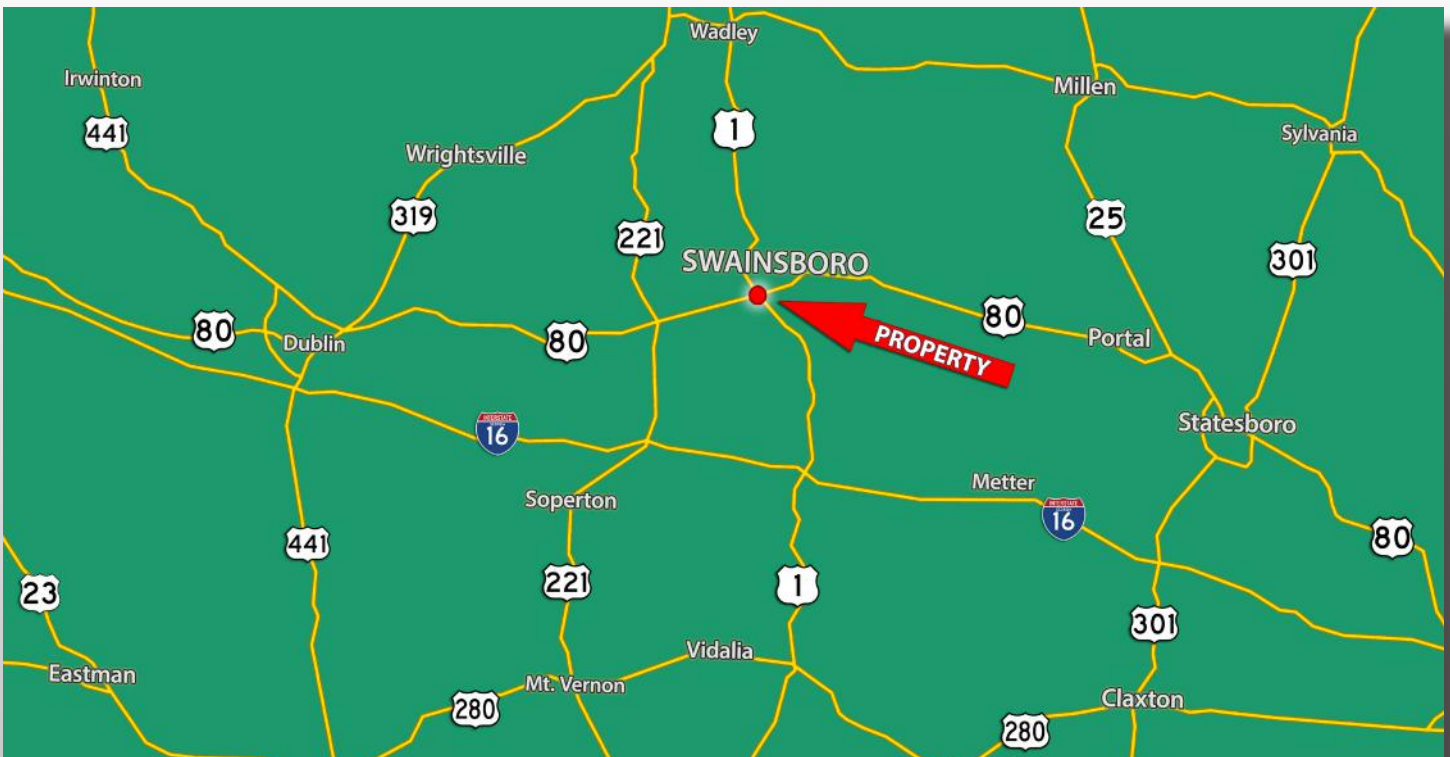
- Brand new electrical throughout entire building
- 2- 5-ton HVAC units in April of 2023
- All new light fixtures
- New plumbing
- Irrigation system
- Meets County and State Codes as approved by county inspector and fire Marshall
- Safety lights, exit/emergency lights, and fire extinguishers in place
- Brand new Windows & Doors
- New Roof 2023
- Handicap Accessible
- New Gutter system
- Landscaped
- Gravel Parking Lot
- Privacy Fence on both sides of property
- Outdoor Pavillion
- Pumped and Serviced Septic 2023
- Parking Lot Lights
- New Survey



### AERIAL MAP



### LOCATION MAP



Visit [SouthAuction.com](https://SouthAuction.com) for Auction Details & to Place Your Bid.



# VENUE ON MAIN

## ITEMS TO CONVEY

- 
- |  |  |
|--|--|
| <input type="checkbox"/> All Furniture             | <input type="checkbox"/> Lawn Mower                                |
| <input type="checkbox"/> All Decorations           | <input type="checkbox"/> Hoses and Sprinklers for lawn maintenance |
| <input type="checkbox"/> 20- 60 inch round tables  | <input type="checkbox"/> Conex used for storage                    |
| <input type="checkbox"/> 3- 30x72 Rectangle Tables | <input type="checkbox"/> Kitchen Appliances and Utensils           |
| <input type="checkbox"/> 150 White Folding Chairs  | <input type="checkbox"/> Outdoor Tables and Chairs                 |
| <input type="checkbox"/> Fountain                  | <input type="checkbox"/> Outdoor bench                             |
| <input type="checkbox"/> Metal Arch                | <input type="checkbox"/> Urns with plants                          |
| <input type="checkbox"/> PA System                 | <input type="checkbox"/> Dance Lights                              |
- 

\*\*\* The only items to be removed are a wooden desk, cash register, and church pew, which was inherited from a grandparent.



# '23 - '24 BOOKING CALENDARS

September 2023						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1 ← Wedding → D: \$575 B: _____ T: \$1,150	2
3 Shower D: \$150 B: _____ T: \$300	4	5	6	7	8	9 Golf Event D: \$375 B: _____ T: \$750
10	11	12	13	14	15	16 Birthday Party D: \$200 B: _____ T: \$400
17 Birthday D: _____ B: _____ T: \$100	18	19	20	21 ← Wedding →	22 → Wedding ← D: \$475 B: _____ T: \$950	23 Wedding D: \$175 B: _____ T: \$350
24	25	26	27	28	29	30 Class Reunion D: \$400 B: _____ T: \$800

Balance Owed: \$2,450  
Collected: \$2,350  
**TOTAL: \$4,800**

October 2023						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Shower D: \$150 B: _____ T: \$300	2	3	4	5	6 ← Wedding →	7 D: \$275 B: _____ T: \$550 D: \$175 B: _____ T: \$350
8	9	10	11	12	13 ← Wedding →	14 D: \$375 B: _____ T: \$750
15 Birthday D: \$175 B: _____ T: \$350	16	17	18	19	20 ← Wedding →	21 D: \$1,000 B: _____ T: \$2,000
22 →	23	24	25	26	27 ← Wedding →	28 D: \$75 B: _____ T: \$150 D: \$325 B: _____ T: \$650
29 Birthday D: _____ B: _____ T: \$300	30	31	1	2	3	4

Balance Owed: \$2,675  
Collected: \$2,375  
**TOTAL: \$5,050**

November 2023						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1	2	3	4 Reception D: \$275 B: _____ T: \$550
5	6	7	8 Christmas Market Setup	9 Christmas Market D: _____ B: _____ T: \$800	10 Birthday Party D: \$150 B: _____ T: \$300	11 Event D: \$225 B: _____ T: \$450
12 Birthday D: _____ B: _____ T: \$350	13	14	15	16	17 ← Wedding →	18 D: \$1000 B: \$1000 T: \$2,000
19 →	20	21	22	23 Event D: \$200 B: _____ T: \$400	24	25 Shower D: \$150 B: _____ T: \$300
26	27	28	29	30	1	2

Balance Owed: \$1,500  
Collected: \$2,000  
**TOTAL: \$4,500**

January 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19 Luncheon D: \$150 B: _____ T: \$300	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

Balance Owed: \$150  
Collected: \$150  
**TOTAL: \$300**





# 2024 BOOKING CALENDARS

February 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1	2 Event D: \$1,000 B: _____ T: \$2,000	3
4	5	6	7	8	9	10
11	12	13	14	15 Event D: _____ B: _____ T: \$300	16	17
18	19	20	21	22	23	24
25	26	27	28	29	1	2

Balance Owed: \$1,300  
Collected: \$1,000  
**TOTAL: \$2,300**

April 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18 Event D: _____ B: _____ T: \$300	19	20
21	22	23	24	25	26 Wedding D: \$1,000 B: _____ T: \$2,000	27
28	29	30	1	2	3	4

Balance Owed: \$1,000  
Collected: \$1,000  
**TOTAL: \$2,000**

May 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25 Wedding D: \$475 B: _____ T: \$950
26	27	28	29	30	31 Wedding D: \$1,000 B: _____ T: \$2,000	1

Balance Owed: \$1,475  
Collected: \$1,475  
**TOTAL: \$2,900**



BOOKING PRICES

V  
X  
VENUE  
ON MAIN

PRICE LIST

3 Hour Rate (Required Minimum) \$350.00

Rate for additional hours +\$75 per hour

Total Rate Example:

4 hours	\$ 425.00
5 hours	\$ 500.00
6 hours	\$ 575.00
7 hours	\$ 650.00
8 hours	\$ 725.00
9 hours	\$ 800.00
10 hours	\$ 875.00
12 hours	\$ 950.00
13 hours	\$ 1,025.00
14 hours	\$ 1,100.00
15 hours	\$ 1,175.00
16 hours	\$ 1,250.00

Weddings or Any Multi Day event \$2,500.00  
(This begins Friday at noon until Sunday at noon)

AVAILABLE 7 DAYS A WEEK

7 AM - 12 AM

1038 W. MAIN STREET SWAINSBORO, GA 30401

**NOTE:** These booking prices do not reflect the previous bookings. This price list was updated as of 09/15/2023 - Any bookings that are made from now until closing will be charged the prices above.

# ABOUT SOUTH AUCTION

We are a full service auction and real estate firm based based out of Swainsboro, GA with offices in Statesboro and Adel.

At South Auction, every day is unique and different. One day we may work on a million dollar real estate auction and the next day find ourselves sorting through an estate or prepping for a business liquidation. Whatever the situation, our staff is trained and capable to help you and your family. We evaluate every client's needs and determine how to best accomplish their objectives.

If you are considering selling real estate or personal property, we ask that you please give us a call.



**Left to Right:** Joe Lanier, Derry Bennett, Emily Conner, Alex Grovenstein, Bryan Neal, Lisa Peebles, Brent Stephens, Seth Durden, Tanya Lane, Rusty Lane