

**Medical Office Available**  
512 South Houston Lake Road  
Warner Robins, GA 31088



- Building Size:** 6,600 SF
- Lot Size:** 0.63 Acres
- Built:** 2002, Renovated 2011, New Roof 2019
- Traffic:** 25,700 vehicles per day
- Zoned:** C-2
- Parking:** Ratio 5.3 per 1,000 SF
- Location:** Located off S Houston Lake Road across from CarMax. Nearby businesses include CarMax, Robins Federal Credit Union, Houston Lake Animal Hospital, Morris Bank, and All American Self Storage.
- Notes:** Converted to Medical office when renovated in 2011.

**Sale Price: \$1,100,000**

**Lease Rate: \$13.00/SF Base Rent**

**Plus est. \$2.14/SF CAM, Taxes, & Insurance**

**FOR MORE  
INFORMATION  
CONTACT**

**Ginny Wyatt, CCIM**  
Associate Broker  
(478) 397-2233 (cell)  
(478) 971-8000 (office)  
gwyatt@fickling.com

**Bill Coley**  
Associate Broker  
(478) 955-4123 (cell)  
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bcoley@fickling.com

**commercial.fickling.com**

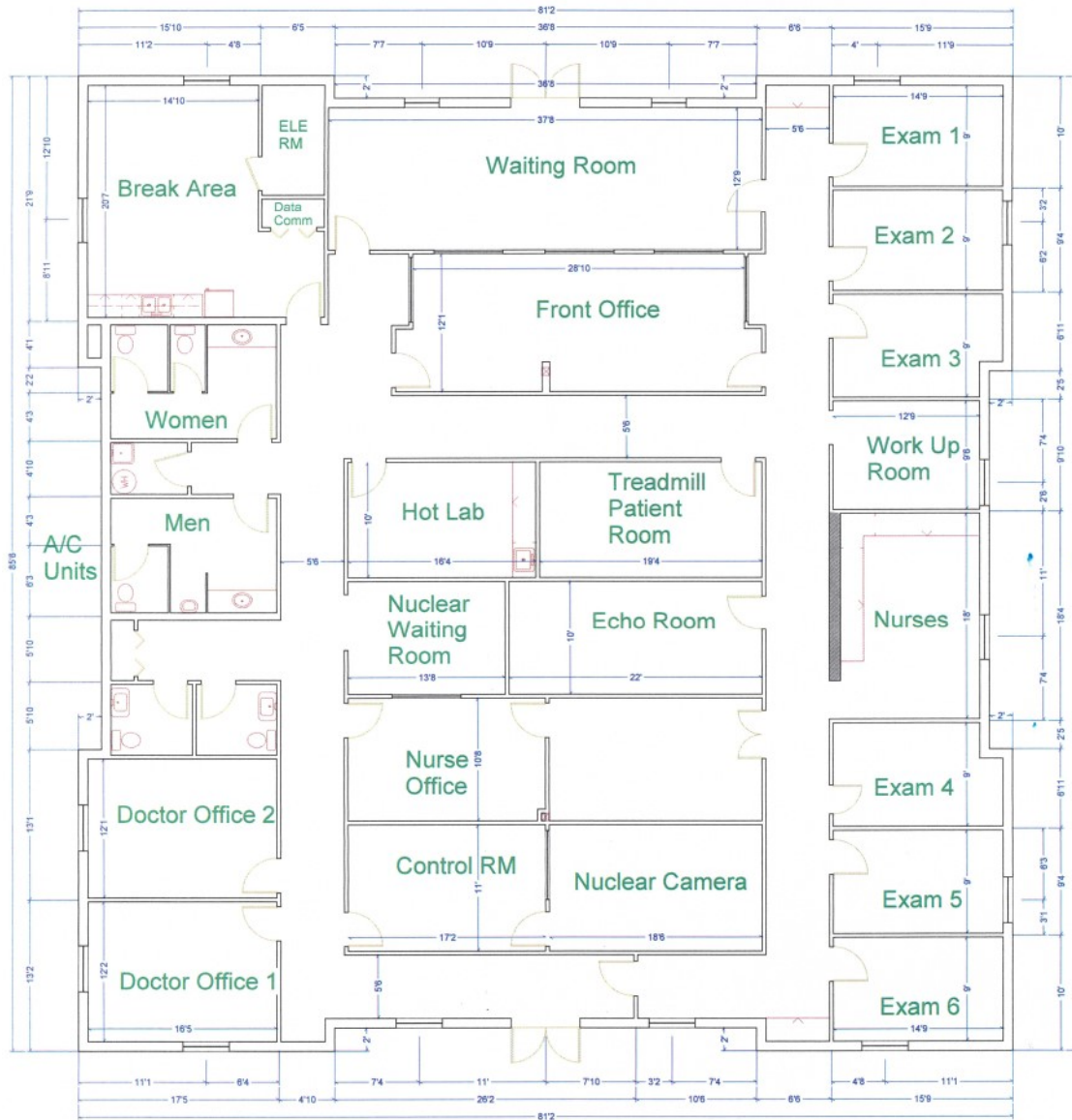
151 S. Houston Lake Road, Suite 140 \* Warner Robins, GA 31088 | Phone (478) 971-8000

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## FLOOR PLAN

### Patient/Main Entrance



**Doctor Entrance** Plan Number 20110825

512 S Houston Lake Road

BUILDING AREA  
6660 sq ft

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A Full Service Real Estate Company  
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## AERIAL



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