

FOR SALE – Professional/Medical Office Building
91 Green Street
Warner Robins, GA 31093



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



REDUCED PRICE: \$789,000

~~SALE PRICE: \$985,000~~

CONTACT

Patty Burns, CCIM, ALC
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PROPERTY INFORMATION

BUILDING

Property Address: 91 Green Street
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County: Houston

Total Size: 8,300± SF
1st Floor: 6,450 SF
2nd Floor: 1,850 SF

Utilities: All Available

Year Built: 1987
Renovated in 2021

Parking: 39 Spaces (3 Handicap)

Frontage: 130'±

Depth: 240'±

SITE

Site Size: 0.70 Acres

Parcel ID: 07015A 007000

Zoning: M-1

Taxes: \$5,272.14 (City & County)

Traffic Count: Green Street – 5,820 VPD

Demographics 2026	3 Miles	5 Miles	10 Miles
Population	37,044	71,990	172,437
Avg HH Income	\$69,431	\$82,299	\$103,769
Median Age	33.7	35.4	36.6

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NOTES

- Renovated 8,300± SF professional office building strategically located in Warner Robins, Georgia near Robins Air Force Base, Georgia Military College, and Houston Healthcare Warner Robins, making the property well-positioned for professional office, medical, engineering, aerospace, government contractor, training, or educational users.
- Significant renovations were completed in 2021 including four new HVAC units, new roof, updated electrical and plumbing systems, LED lighting, new flooring and paint, programmable thermostats, CAT-6 cabling, and a comprehensive interior and exterior security camera system, creating a move-in-ready opportunity for an owner/user or investor.
- The functional floor plan includes multiple private offices, conference rooms, training areas, collaborative workspace, and breakroom areas, allowing flexibility for a variety of office or medical layouts and operational needs.

LOCATION

- The property consists of approximately 8,300± square feet situated on 0.70 acres with 39 parking spaces, including handicap parking, and features a fenced rear area for additional security and operational flexibility.
- Convenient access to Highway 247 and immediate proximity to Robins Air Force Base position the property within one of Middle Georgia's strongest employment and economic corridors, surrounded by numerous businesses, retailers, restaurants, industrial users, and service providers.

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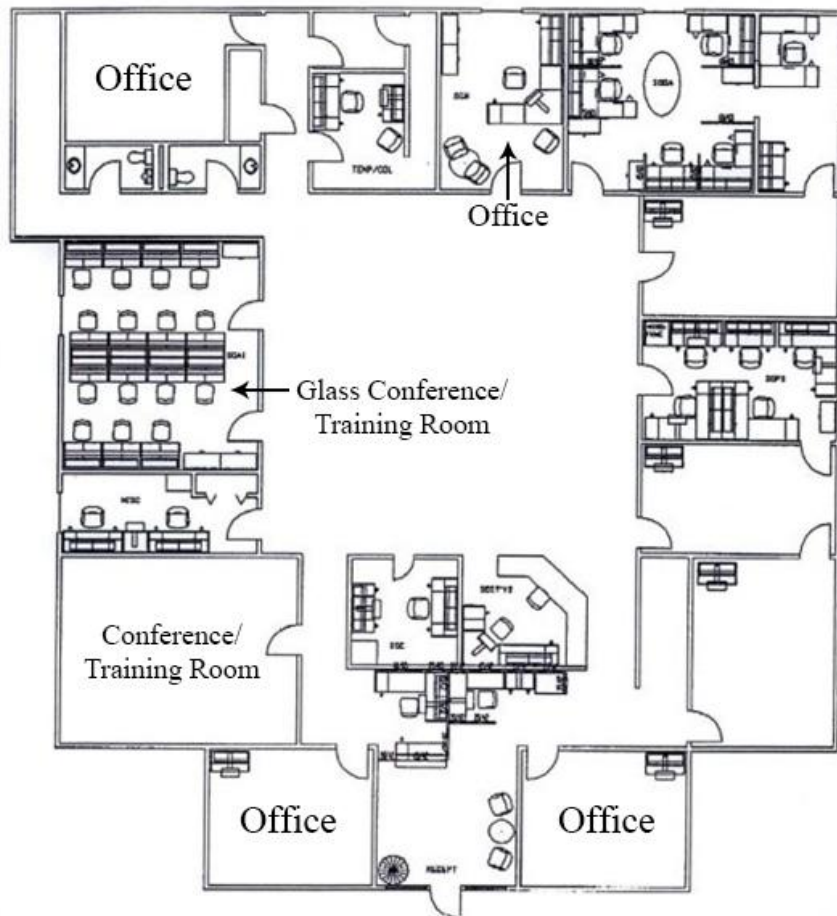
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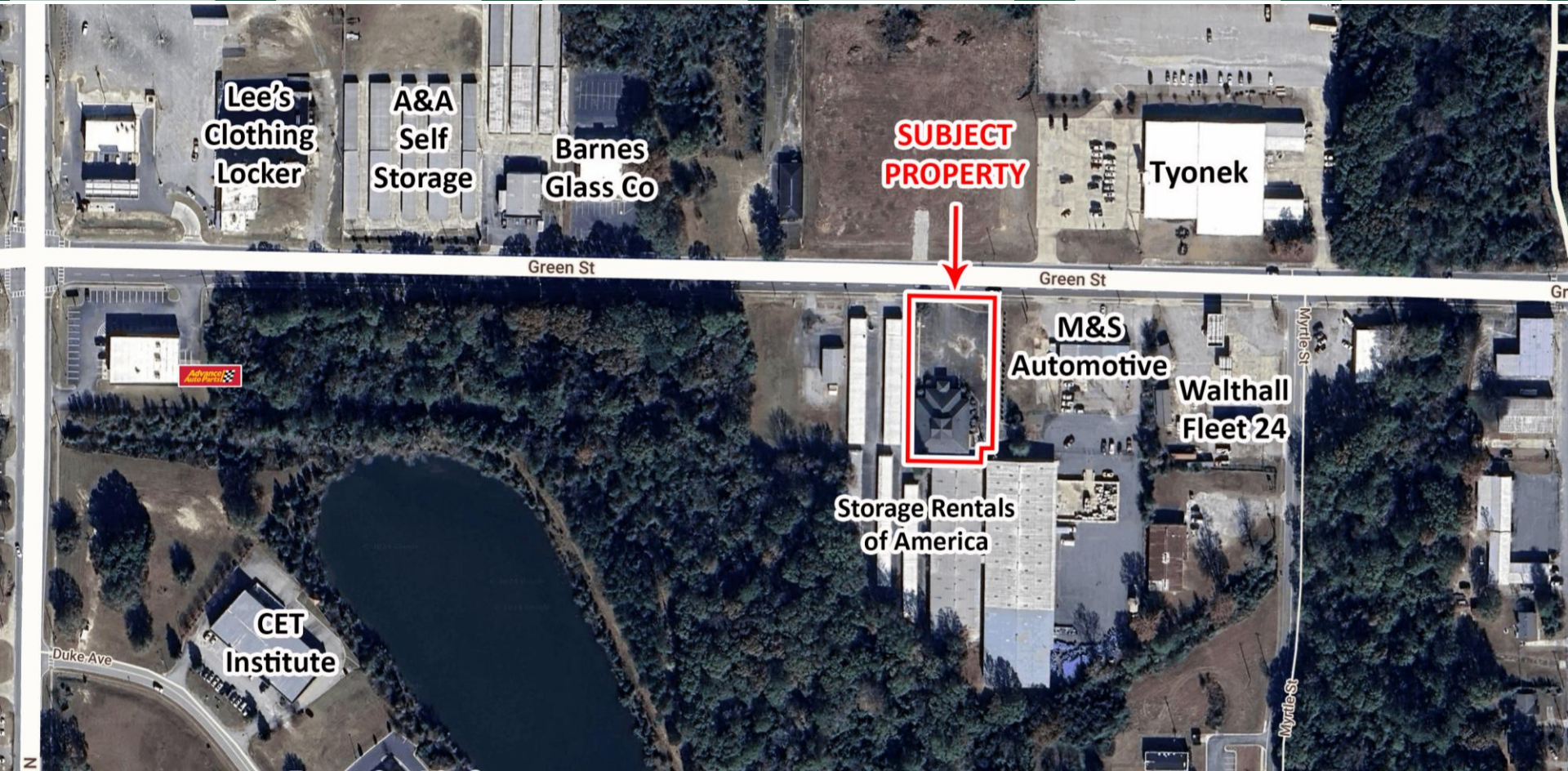
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