

**Medical Office For Sale**  
**1217 Columbia Drive**  
**Milledgeville, GA 31061**



Summary

Area Info

Photos

Aerial

Site Map



**REDUCED PRICE: \$484,000 | ~~SALE PRICE: \$499,000~~**

**CONTACT**

**Patty Burns, CCIM, ALC**  
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577 Mulberry St, Suite 1100  
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478.746.9421 Office  
<https://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

Property Address:

1217 Columbia Drive  
Milledgeville, GA 31061

County:

Baldwin

Total Size:

4,560 SF

Year Built:

1995

Utilities:

All available  
Two (2) 200 Amp services

Parking:

30 Spaces - front, side, and rear

Traffic:

W Martin Luther King Drive – 10,100  
N Columbia Street – 26,300

SITE

Site Size:

0.56 Acres

Parcel ID:

M56 004D

Zoning:

Community Commercial

Taxes:

\$6,872.31 (City)

REDUCED PRICE: \$484,000

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	5,027	18,494	29,287
Avg HH Income	\$62,445	\$80,592	\$92,258
Median Age	27.6	30.4	34.4

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## PROPERTY INFORMATION

### LOCATION

Great office floor plan consists of large lobby with restroom and two entrances to offices/exam rooms. There are eight (8) exam rooms with sinks, three (3) physician offices, x-ray room & dark room, procedure room, conference room, business office with physician work stations, lab, insurance processing, patient check-in/check-out, office manager's office, break room, six (6) restrooms, and outdoor porch for staff.

Property is minutes away from Atrium Health Navicent Baldwin, Downtown Milledgeville, and the high traffic retail corridor on North Columbia Street. Surrounding neighbors include Georgia College State University, Georgia Military College, Central Georgia Tech College, Baldwin County Tax Commissioner, Harbor Freight, Ollie's, Dollar General, Lowe's, Zaxby's, Chick-fil-A, and many more offices, businesses, retailers, and restaurants.



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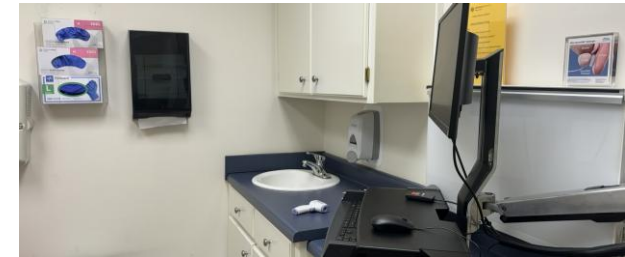
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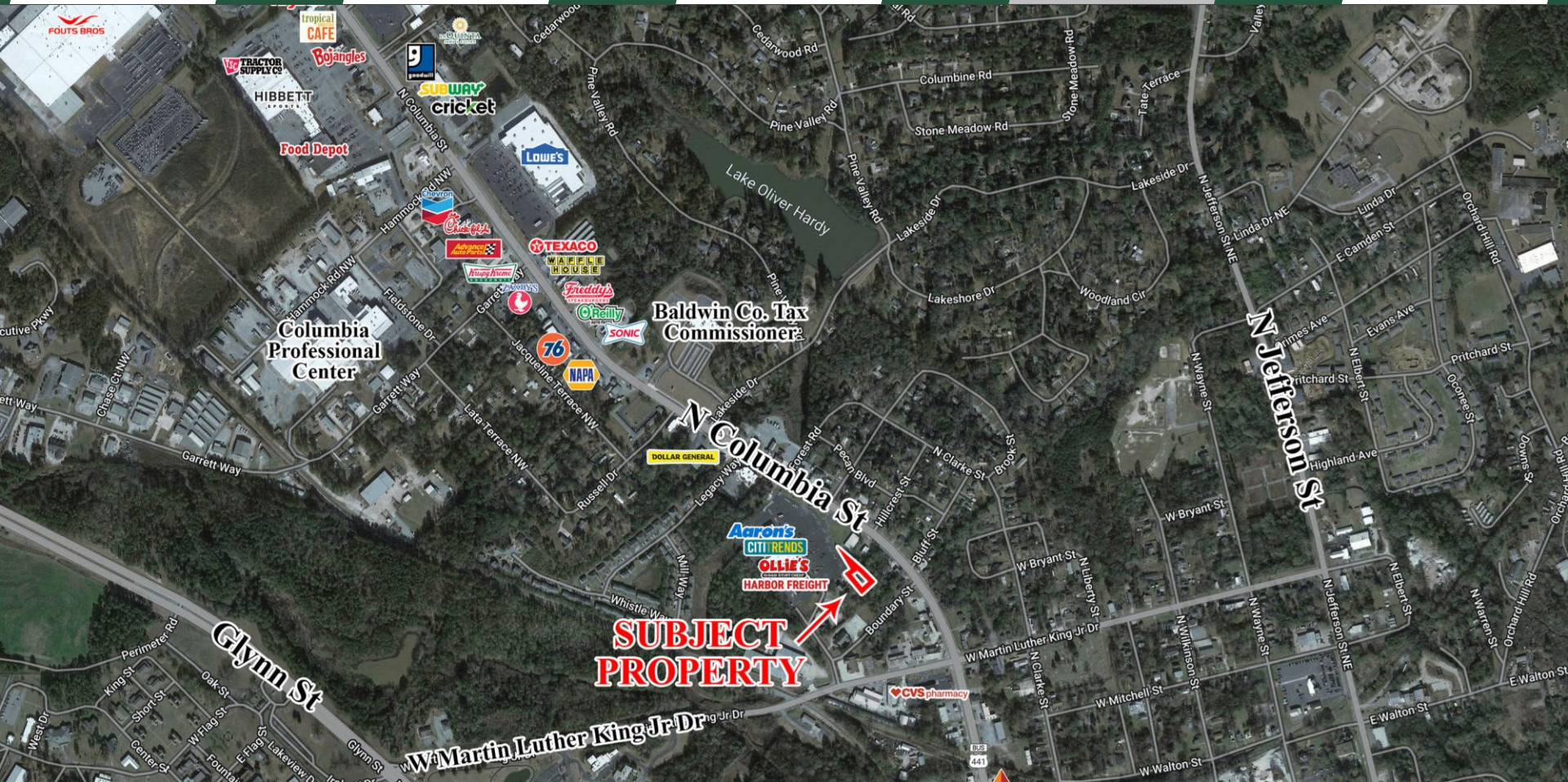
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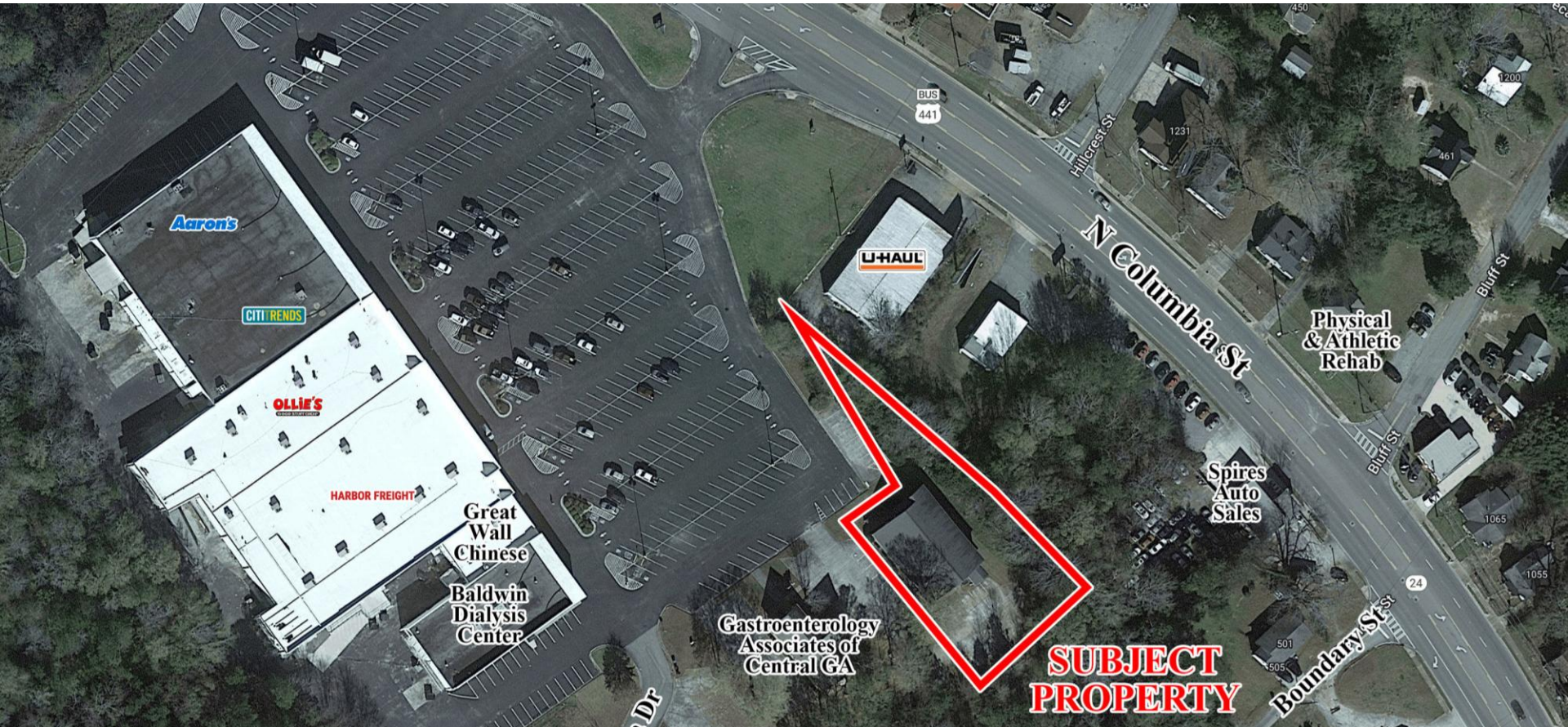
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## SITE MAP



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