

Office On Corner Lot For Sale  
411 West Gordon Street  
Thomaston, GA 30286

**REDUCED!**



Summary

Area Info

Photos

Aerial

Site Map



**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 411 West Gordon Street  
Thomaston, GA 30286

**County:** Upson

**Total Size:** 5,412 SF  
First Floor: 2,530 SF  
Second Floor: 1,332 SF

**Year Built:** 1982, renovated 2001

**Utilities:** All Available  
Individual Floors Separately Metered

**Parking:** Paved, in rear of building

**Traffic Count:** West Gordon Street - 4,480 VPD

### SITE

**Site Size:** 0.26 Acres

**Parcel ID:** T23 081

**Zoning:** P-I (Professional-Institutional)

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	4,951	13,781	20,468
Avg HH Income	\$79,991	\$68,831	\$72,879
Median Age	38.9	37.3	38.3

**REDUCED PRICE: \$399,000.00 ~~SALE PRICE: \$475,000.00~~**

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## AREA INFORMATION

### BUILDING

This 5,412 SF two-story office building is situated on a 0.26 Acre corner lot. The first floor is 2,530 SF and is comprised of 5 offices, 2 restrooms, lobby, conference room, break room, file room, storage room, and work room. The second floor is 1,332 SF and is comprised of 5 offices, 1½ restrooms, reception, lobby, storage, and a nurse room. Property was renovated in 2001, roof was replaced in 2010. Ideal for medical or professional office. Individual floors utilities are separately metered.



2<sup>nd</sup> Floor Entrance



1<sup>st</sup> Floor Entrance

### LOCATION

Located on the corner of West Gordon Street and Jackson Street, this property is 3 blocks from Thomaston's historic city center. Neighbors in the area include the Upson Regional Medical Center, Thomaston Pediatrics, Dental Partners of Thomaston, Thomaston Prescription Shop, Upson County Utilities, as well as many retail and restaurant locations in the downtown Thomaston area.

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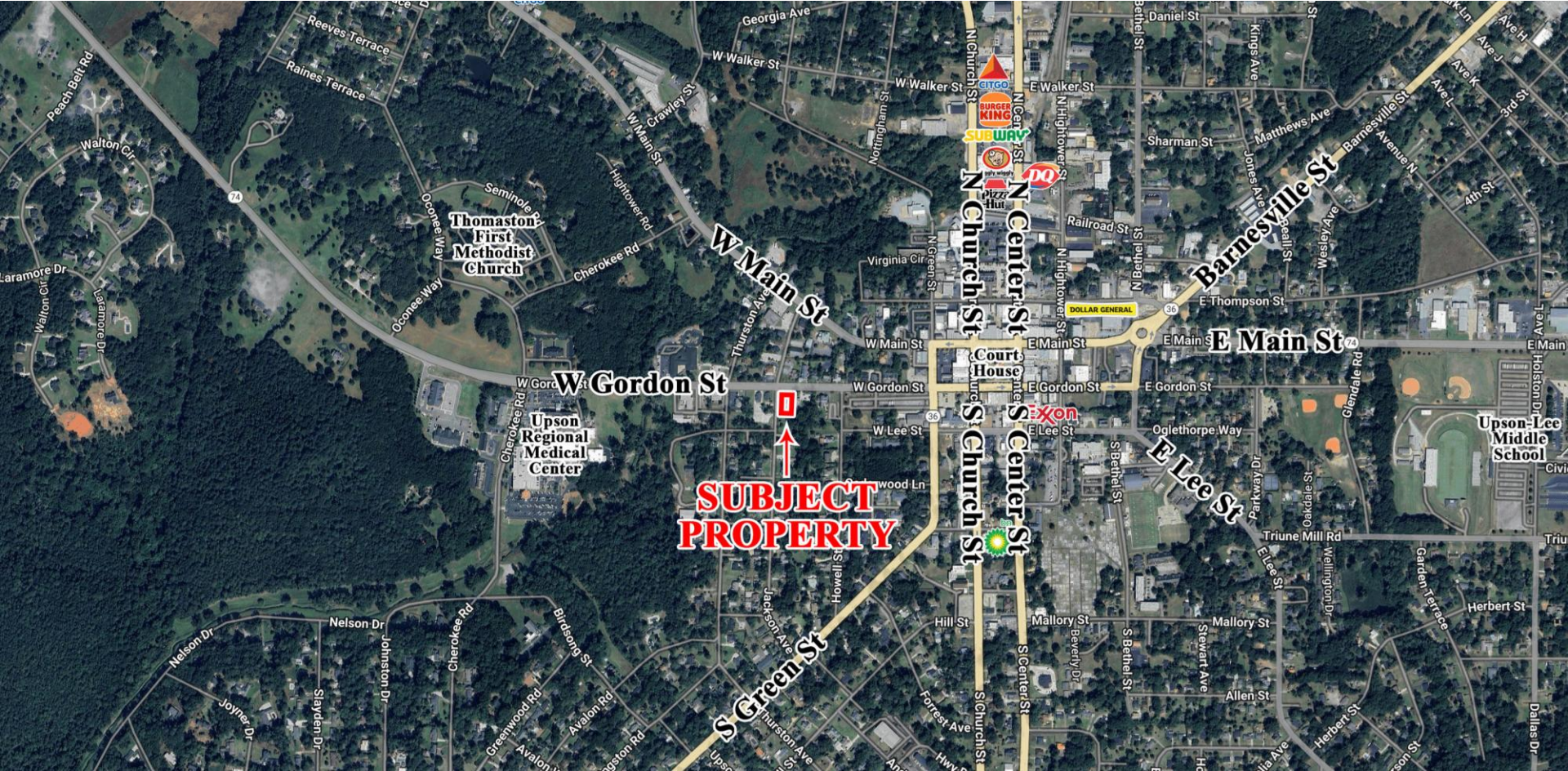
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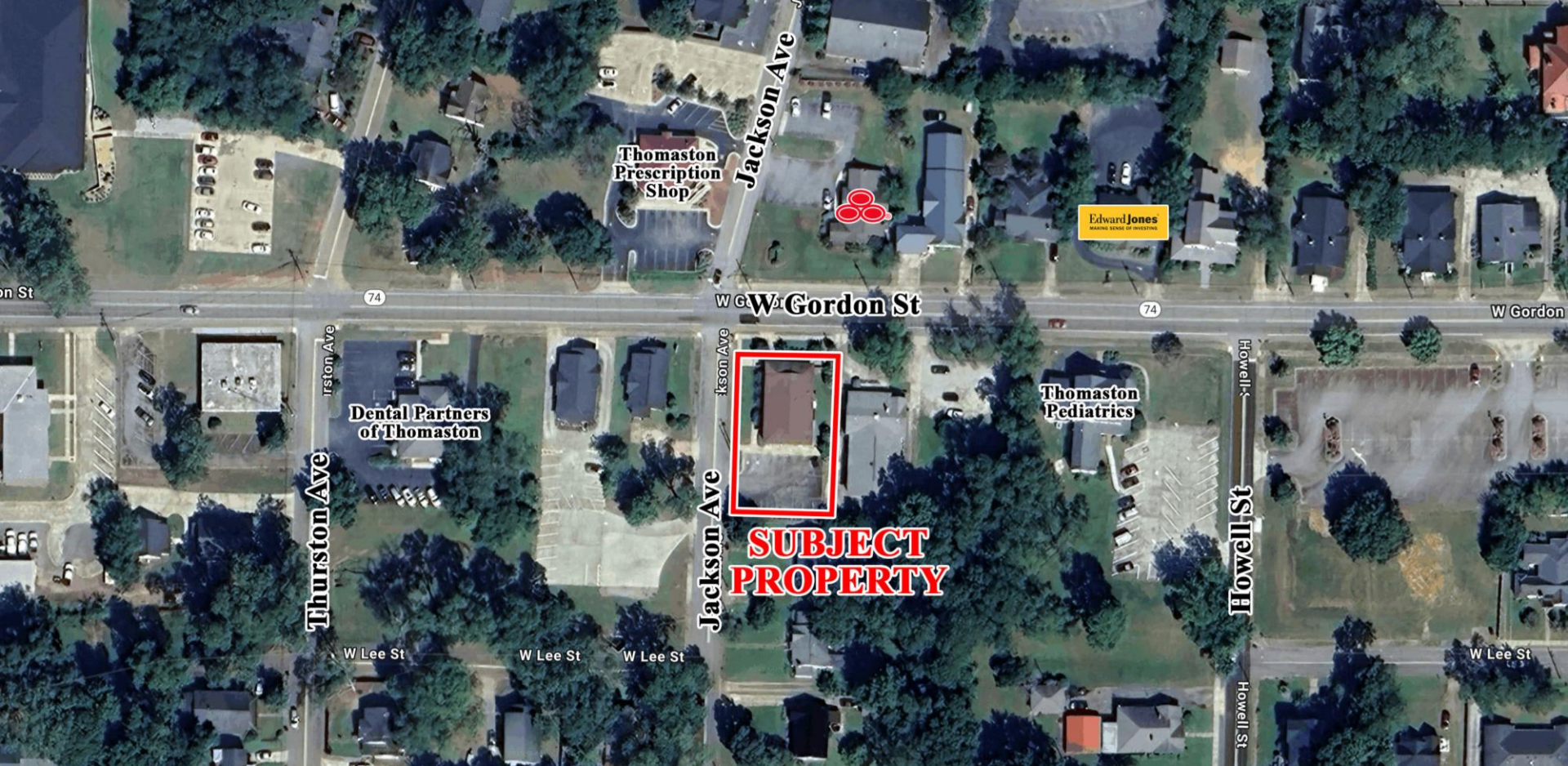
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