

Medical/General Office Building FOR SALE

1211 Columbia Drive
Milledgeville, GA 31061



Lot Size: .43 acres

Building Size: 2,326 sf:
- 1,850 sf with upstairs 476 sf finished

Built: 2000

Taxes: \$3,371.32

Utilities: All available

Zoning: Community Commercial

Roof: New roof in 2012

Parking: 18 (front & rear)

Notes:

- Ideal location for medical or general office
- Brick building has lobby with restroom, reception area, 3 or 4 treatment rooms, 2 patient restrooms, private office with restroom, breakroom, lab and nurses station/work area.
- Plenty of storage
- Alarm system
- 2nd floor, 476 sf, completely finished with heat & air. Ideal for storage, another office, work out area for staff, lots of attic space.
- Convenient to Navicent Baldwin Hospital, downtown Milledgeville, and the Hwy 441 retail corridor.

2017 Demos	1 mile	3 mile	5 mile
Population	5,064	13,931	27,978
Avg. HHI	\$28,661	\$39,303	\$50,403
Median Age	28.7	29.8	32.4

Sales Price: \$299,000

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
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478-951-5100 (C)
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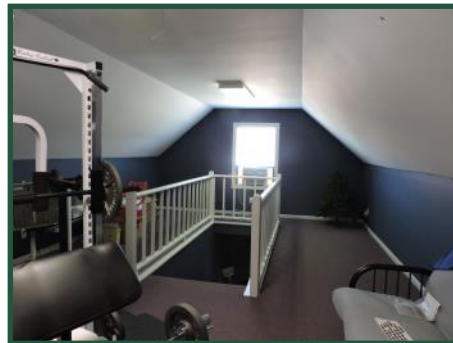
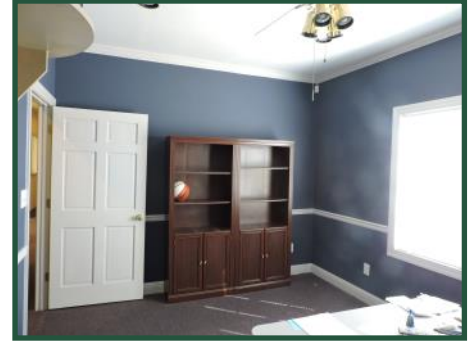
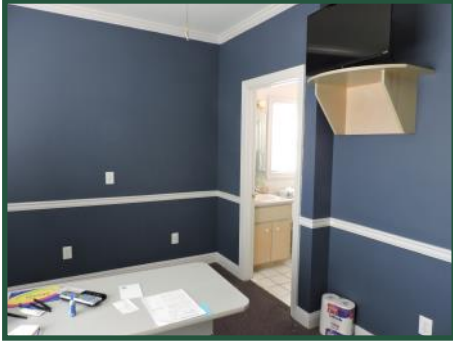
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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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FLOOR PLAN



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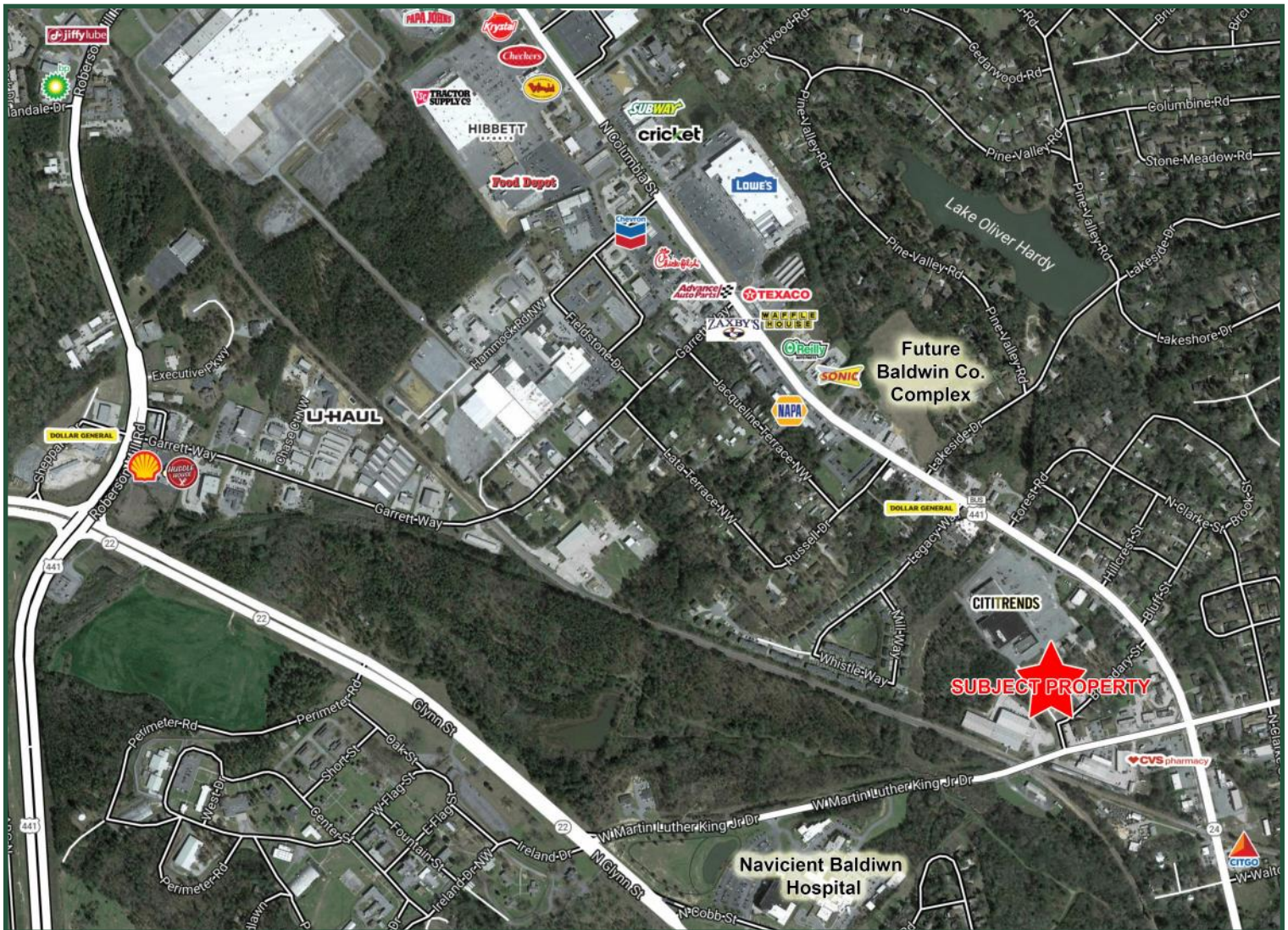
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AERIAL



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