

MEDICAL/GENERAL OFFICE BUILDING

FOR SALE

1211 COLUMBIA DRIVE MILLEDGEVILLE, GA 31061



ABOUT THE PROPERTY

LOT SIZE: .43 acres

BUILDING SIZE: 2,326 sf:

1,850 sf with upstairs 476 sf finished

BUILT: 2000

TAXES: \$3,371.32

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.
- ☼ Owner will consider a lease or a lease purchase opportunity.

UTILITIES: All available

ZONING: Community Commercial

ROOF: New roof in 2012

PARKING: 18 (front & rear)

FOR MORE INFO CONTACT

TRIP WILHOIT, CCIM, ALC

478-746-9421 (O)

478-960-4080 (C)

trip@fickling.com

PATTY BURNS, CCIM, ALC

478-746-9421 (O)

478-951-5100 (C)

patty@fickling.com

REDUCED PRICE: \$239,000

~~SALE PRICE: \$299,000~~

2019 Demos	1 mile	3 mile	5 mile
Population	5,151	20,579	30,375
Avg. HHI	\$30,337	\$41,515	\$47,870
Median Age	29.0	31.5	34.0

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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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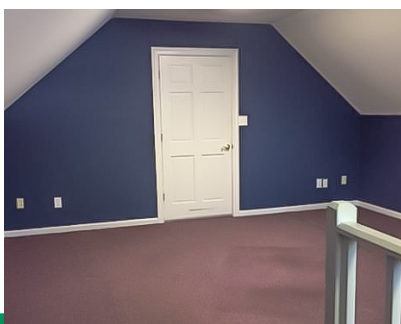
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SCAN CODE TO TAKE A TOUR!



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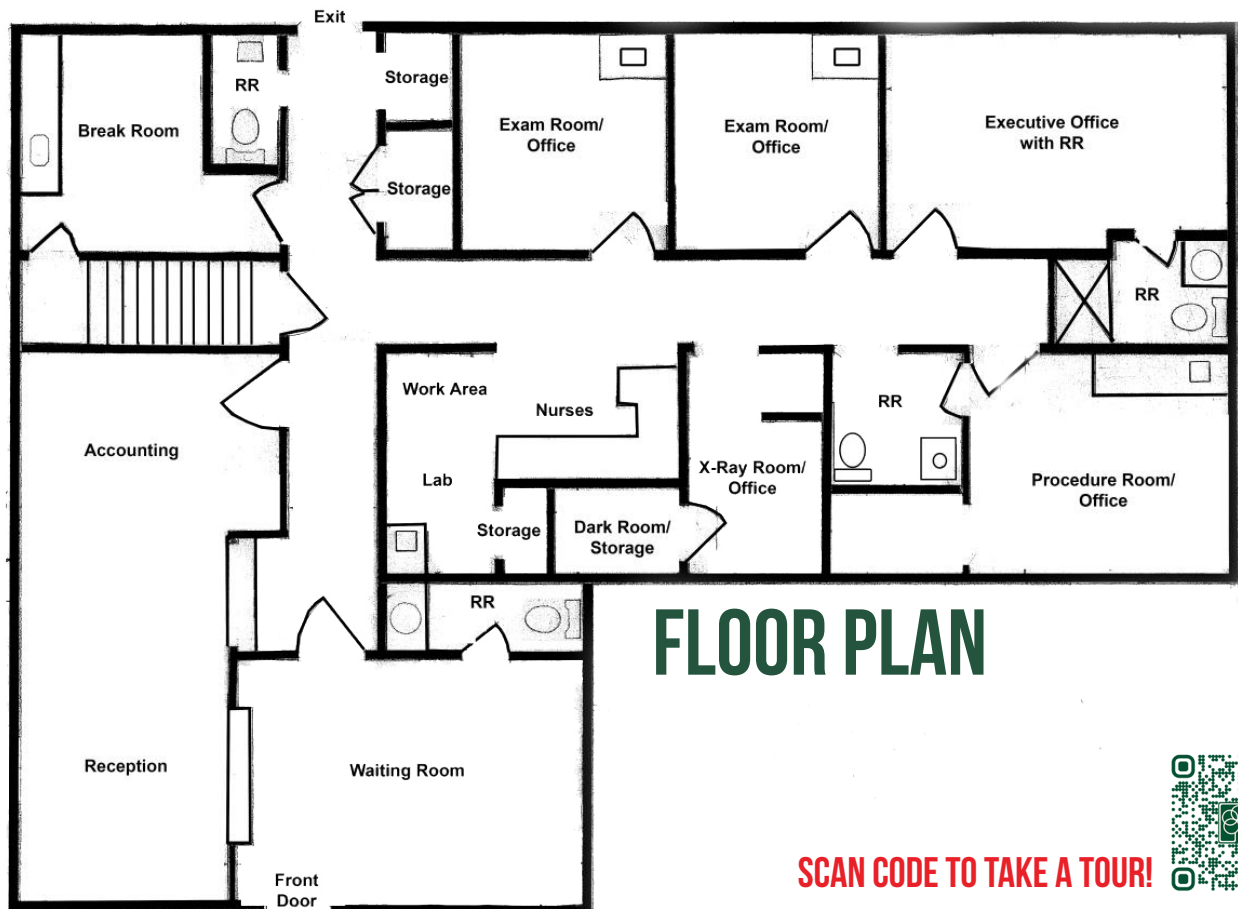
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FLOOR PLAN

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