

Former Hospice Center
825 Eatonton Street
Monticello, GA 31064



READY FOR IMMEDIATE OCCUPANCY



Building Size: 8,872 sf free standing building

Lot Size: 6.16 acres

Frontage: 671'

Utilities: All available

Zoning: C-2

Taxes: \$12,541.50

Parking: 30+ spaces

Year Built: 2015

Neighbors: Located 1/2 mile from the Jasper County Courthouse. Neighbors include: CVS, Dollar General and Bank of Monticello

Notes: Ideal location for another Hospice facility or medical use. Facility could be used as a personal care home. This building could be utilized by a medical group practice, physical therapy, sleep center, or general office. Property has 3 offices, 12 patient rooms and 9 restrooms. Also features dining area, lobby, reception area and conference room. Complete fire system in place. See floorplan attached.

<u>2018 Demographics</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	3,510	4,341	8,363
Median Age	40.8	41.1	41
Average HH Income	\$50,496	\$52,652	\$58,211

Lease Price: \$10,000/month NNN
Sale Price: \$1,500,000

**FOR MORE
INFORMATION
CONTACT**

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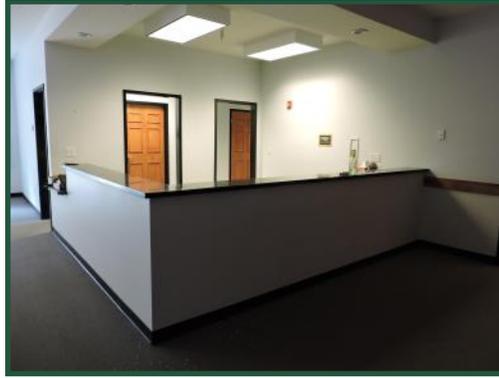
georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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PHOTOS



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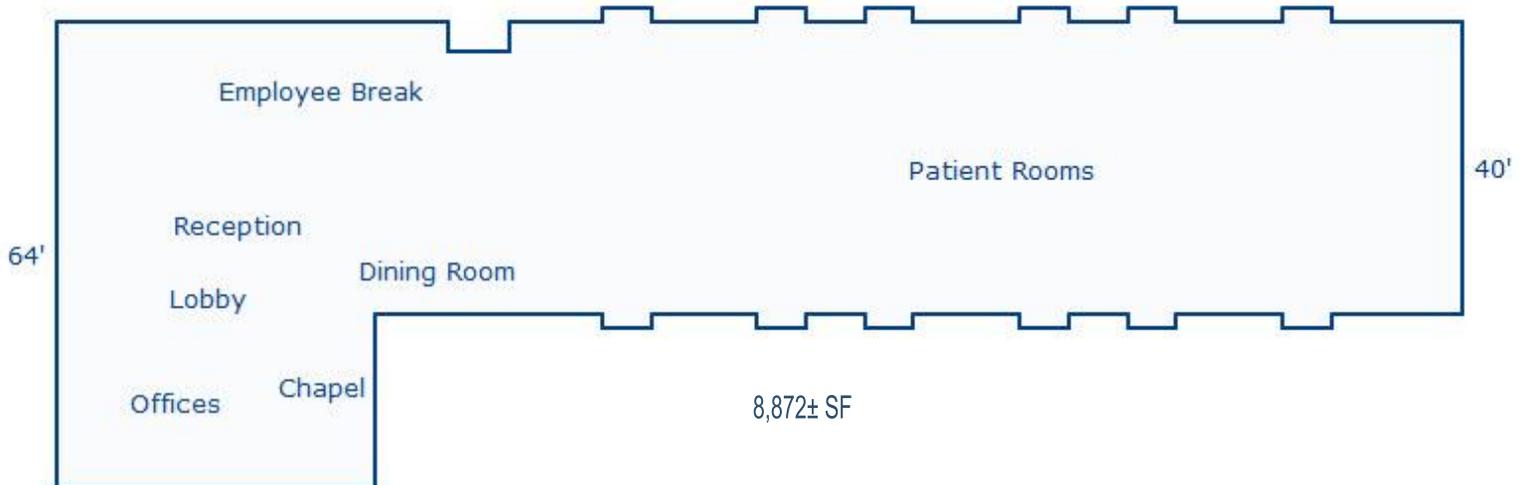
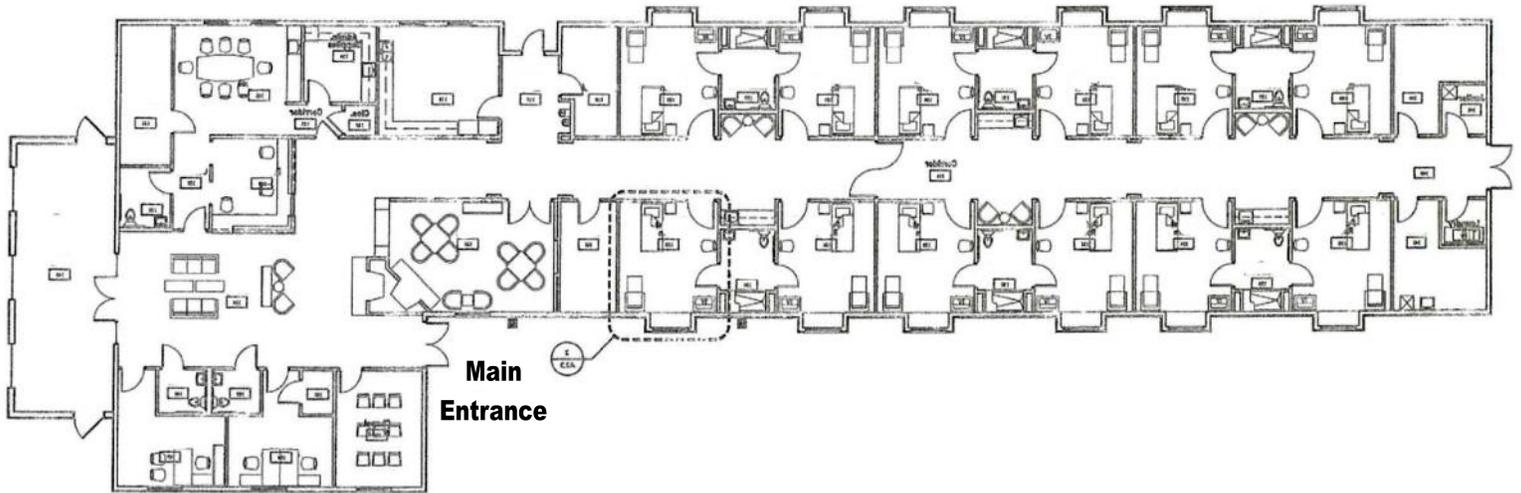
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FLOOR PLAN



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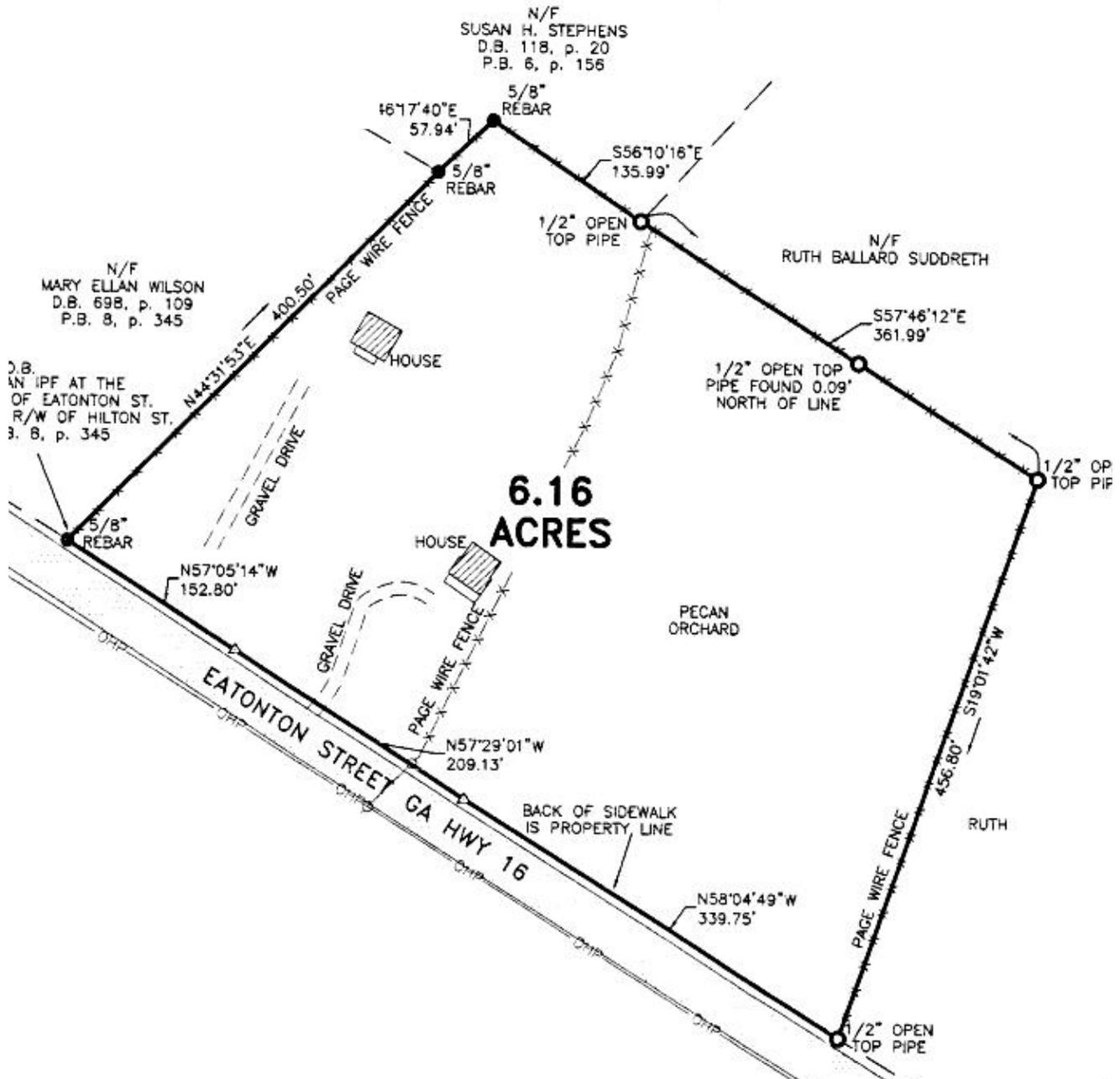
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PLAT



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