

Former Orthodontist/Medical Office For Sale

600 N Cobb St.
Milledgeville, GA 31061



REDUCED!



Building Size: 6,500 SF
Main Floor: 3,672 SF
Basement: 2,828 SF

Lot Size: .83 Acres
Ceiling Height: 10'

Parking: 30 spaces
Frontage: 285± N Cobb St
173± W Charlton St

Utilities: Electric, gas & sewer
Property Taxes: \$5,477 (2019)

Location: Located at the corner of N Cobb St and W Charlton St. Less than 5 minutes from Navicent/Oconee Regional Hospital.

Neighbors: Navicent/Oconee Regional Hospital, Medical Arts Pharmacy, Baldwin Medical Center, Milledgeville Medical Center and Kids First Pediatrics.

Notes: Ideal location for Orthodontics practice, Dental, Medical, Physical therapy, Cancer, Heart or specialty clinic, Law office, Accounting firm, City or County offices, Adult daycare & or Veteran Services.

- Additional Features Include:
- Brick exterior with columns
- Sprinkler System for landscaping/lawn

Reduced Price: \$575,000
~~Sale Price: \$660,000~~

- Security System
- Built in storage throughout
- Dumb waiter

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
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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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FIRST FLOOR(MAIN) HIGHLIGHTS:

- Foyer
- Lobby with Restroom
- Reception Area (with Times 2 filing system)
- Physicians private office with Restroom (shower)
- Business office
- Insurance processing office
- Lab
- Sterilization area
- X-ray room
- 3 private exam rooms
- Large rear treatment room with 7 dental stations with lights
 - On deck area
 - Toothbrushing station
 - Lots of windows & natural light
- 4 HVAC units



Storage and exposed plumbing

DOWNSTAIRS(BASEMENT) HIGHLIGHTS:

- 2 large offices (once used for lobby/reception/office)
- 1 Restroom
- Lab area
- Dumb waiter
- Large file room/storage
- 1 large breakroom
- 2 HVAC units
- Separate entry
- 2 car garage
- 3 roll up doors
- All exposed plumbing for building
- Older garage used for storage



Rear Entry

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First Floor Reception & Lobby



First Floor Lobby



Lobby Children's Corner



First Floor Reception Desk



First Floor Reception



Reception Filing System



First Floor Main Lab



First Floor Main Lab



Dumb Waiter

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Open Treatment On-Deck



Open Treatment Storage



Private Treatment Room



Private Treatment Room



Private Treatment Room



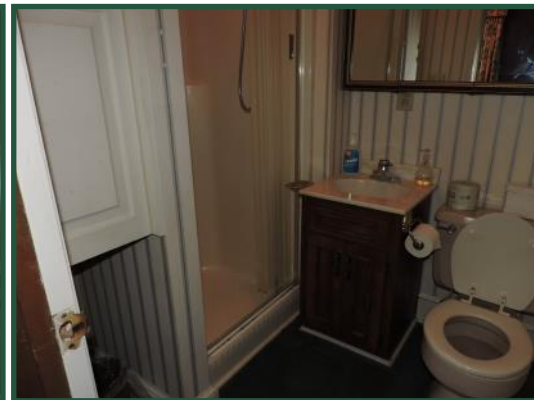
Private Treatment Room



Physician's Private Office



Physician's Private Office



Physician's Private Bathroom

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Treatment Room - X-Ray



Business Office



Sterilization Area



Insurance Office



Insurance Filing & Storage



Open Treatment Area



Open Treatment Area



Open Treatment Area



Open Treatment Area

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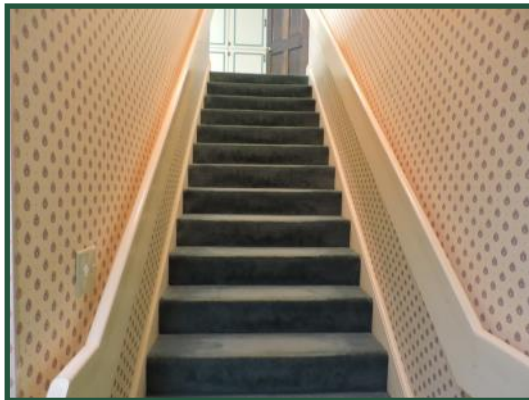
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Basement Stairs



Basement General Storage



Storage Cabinets



Basement Office



Basement Office



Breakroom



Breakroom Kitchen



Basement Lab



Basement Lab

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AERIAL



2019 Demos	1 Mile	3 Mile	5 Mile
Population	6,340	20,608	29,991
Median Age	25.3	32.0	33.9
Average HHI	\$23,723	\$39,484	\$47,299

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