



Warm Springs Rd Medical Office

1818 Warm Springs Rd.
Columbus, Georgia 31904

Property Highlights

- +/- 2,914 SF freestanding building suitable for office or medical use
- Zoned RO
- Ample parking for staff and visitors
- High visibility on Warm Springs Rd

Offering Summary

Sale Price:	\$475,000
Lease Rate:	\$4,500.00 per month (NNN)
Building Size:	2,914 SF

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	524	1,203	4,699
Total Population	1,273	2,843	10,439
Average HH Income	\$75,642	\$72,965	\$68,259

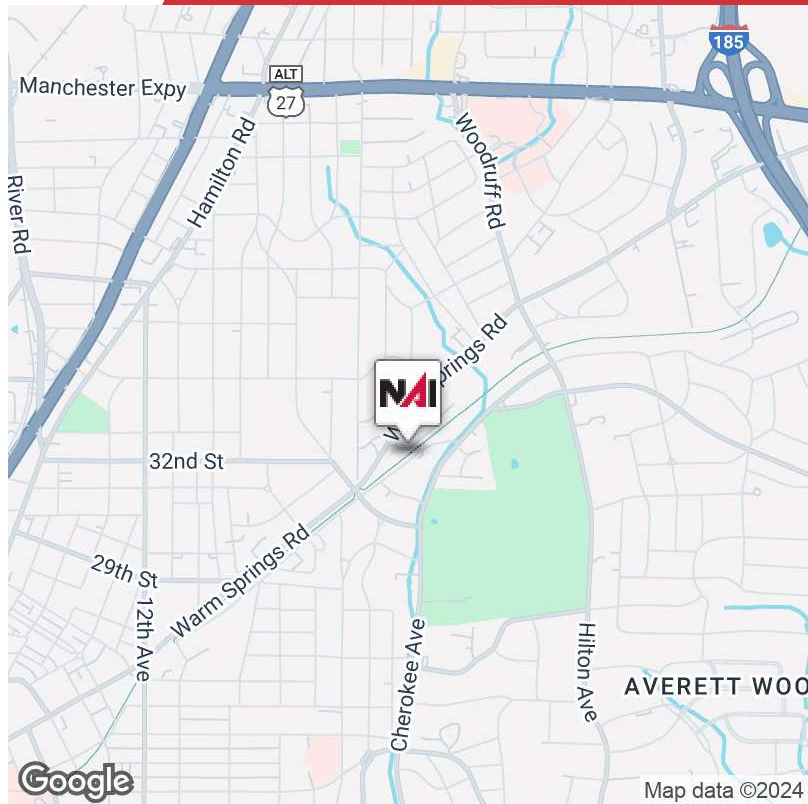
For More Information

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Offering Summary

Sale Price:	\$475,000
Lease Rate:	\$4,500.00 per month (NNN)
Building Size:	+/- 2,914 SF
Available SF:	+/- 2,914 SF
Lot Size:	0.41 Acres
Number of Units:	1
Price / SF:	\$163.01
Year Built:	1991
Renovated:	2024
Zoning:	RO
Submarket:	Midtown

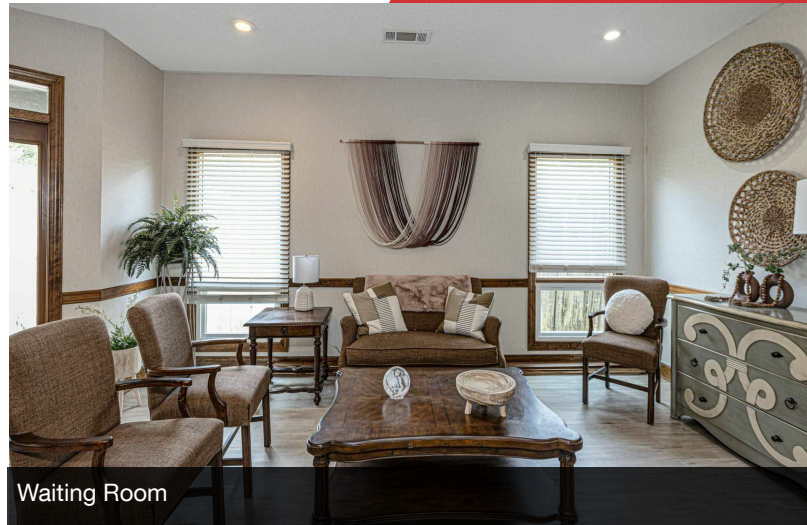
Property Overview

This +/-2,914 SF freestanding medical office building is available for sale or lease plus the costs of the NNN expenses. Being a former oral surgery and dental implant center, it is set up and ideal for a general practice medical provider. This clinical space is "move-in-ready" and includes a waiting room, reception and check-in area, x-ray, and lab area, breakroom, private offices, patient and staff bathrooms, 5 exam rooms, 4 of which have water cabinets, and a private physician's office, which includes an attached half bathroom. The upstairs finished attic space is set up as an employee breakroom with a kitchenette. The upstairs also has a washer & dryer hookups available for use if needed. Ample parking is available on site, as well as signage for advertisement.

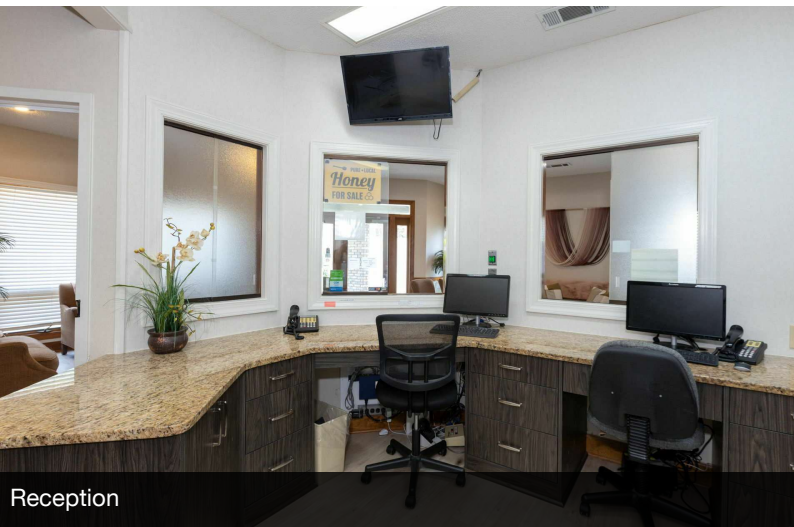
Call the listing broker for inquiries or questions.



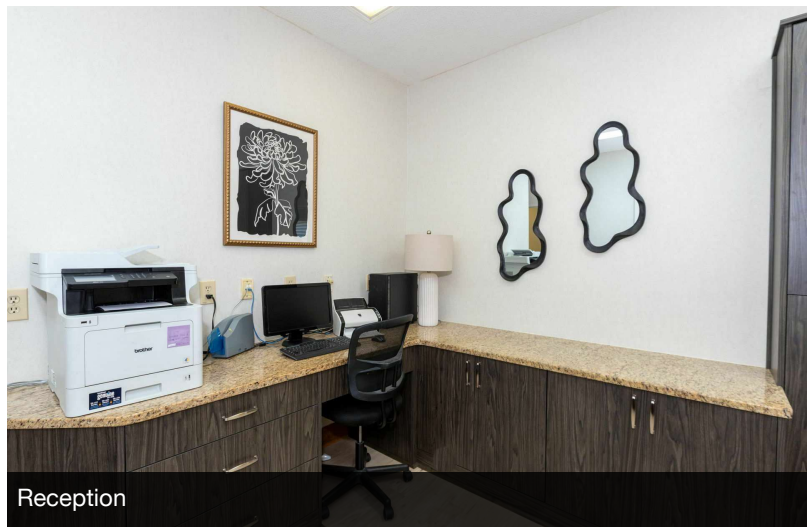
Waiting Room



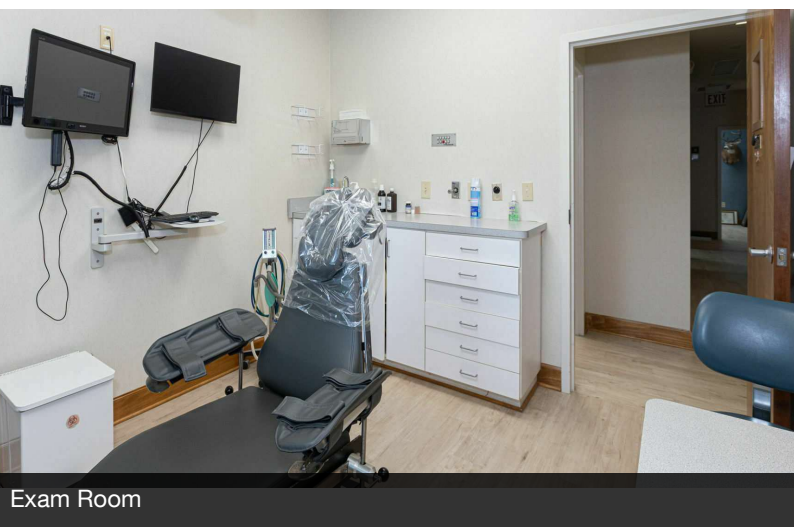
Waiting Room



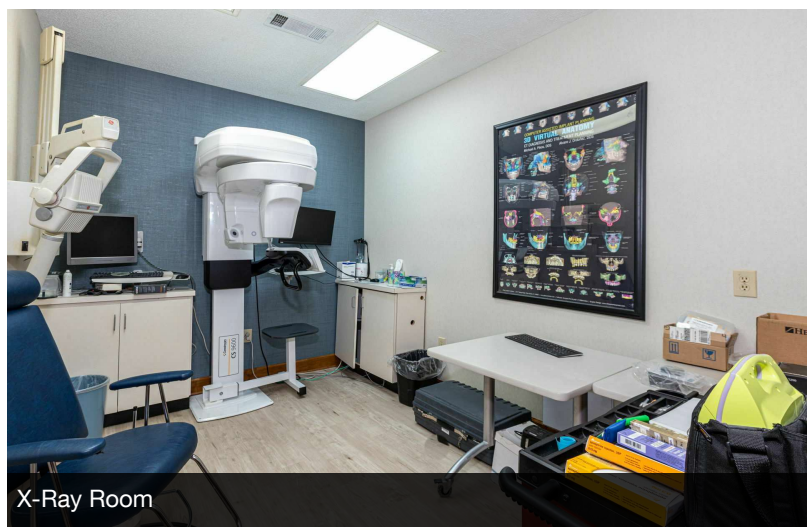
Reception



Reception



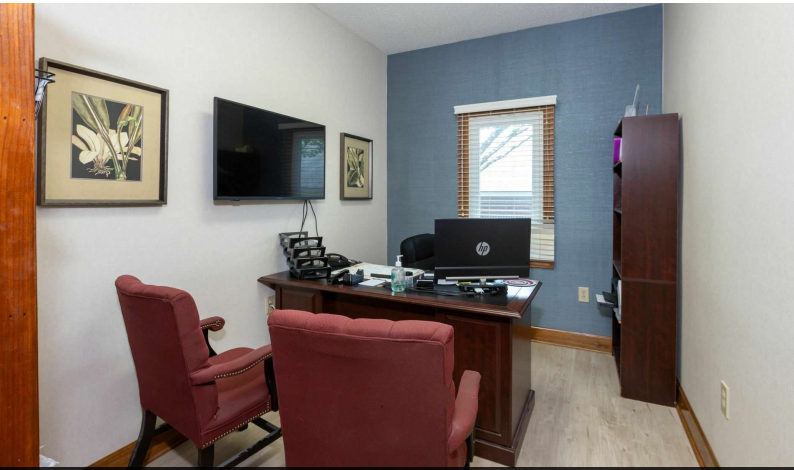
Exam Room



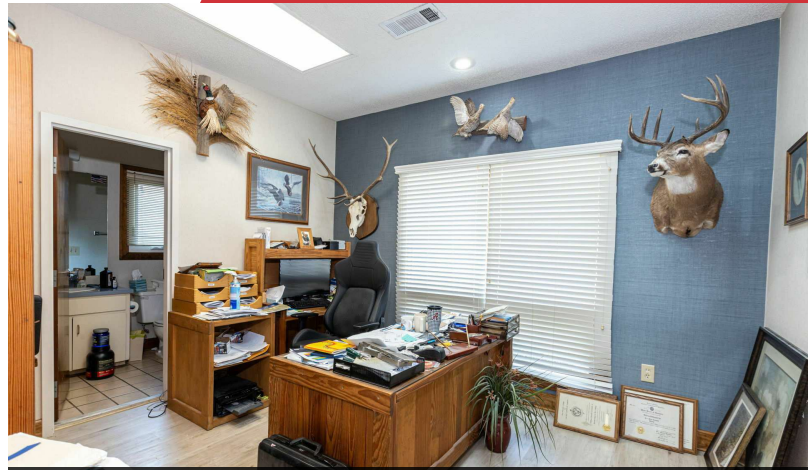
X-Ray Room

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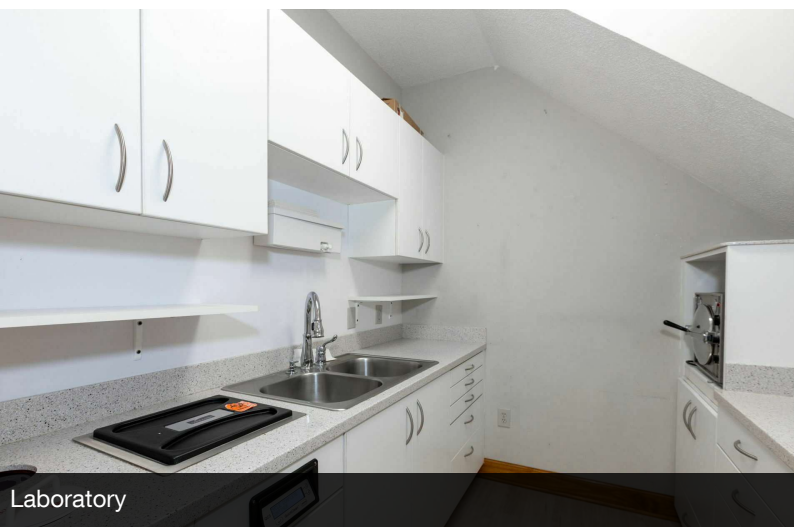
Private Office



Doctor's Office With Bathroom



Parking



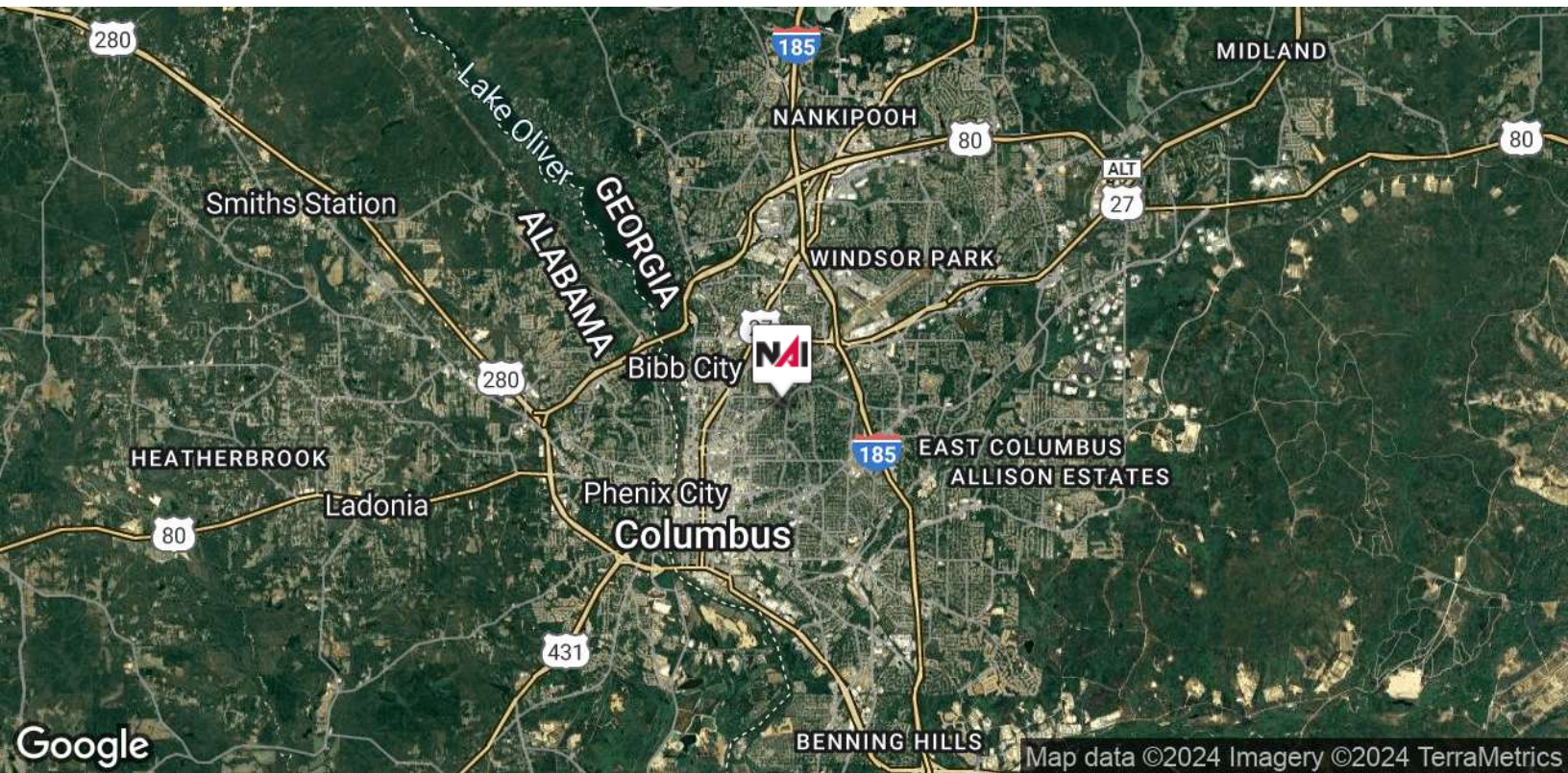
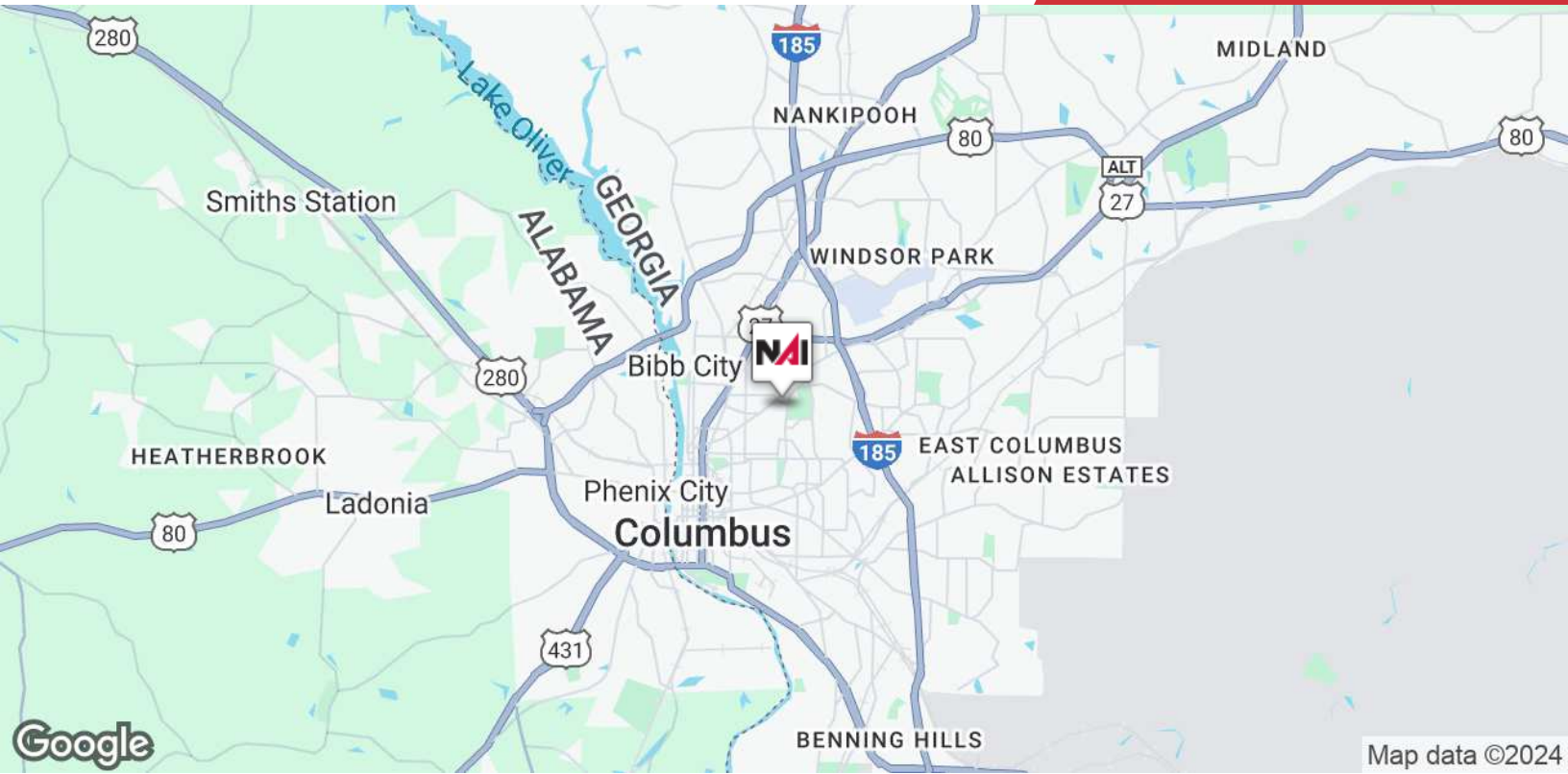
Laboratory



Break Room With Kitchen

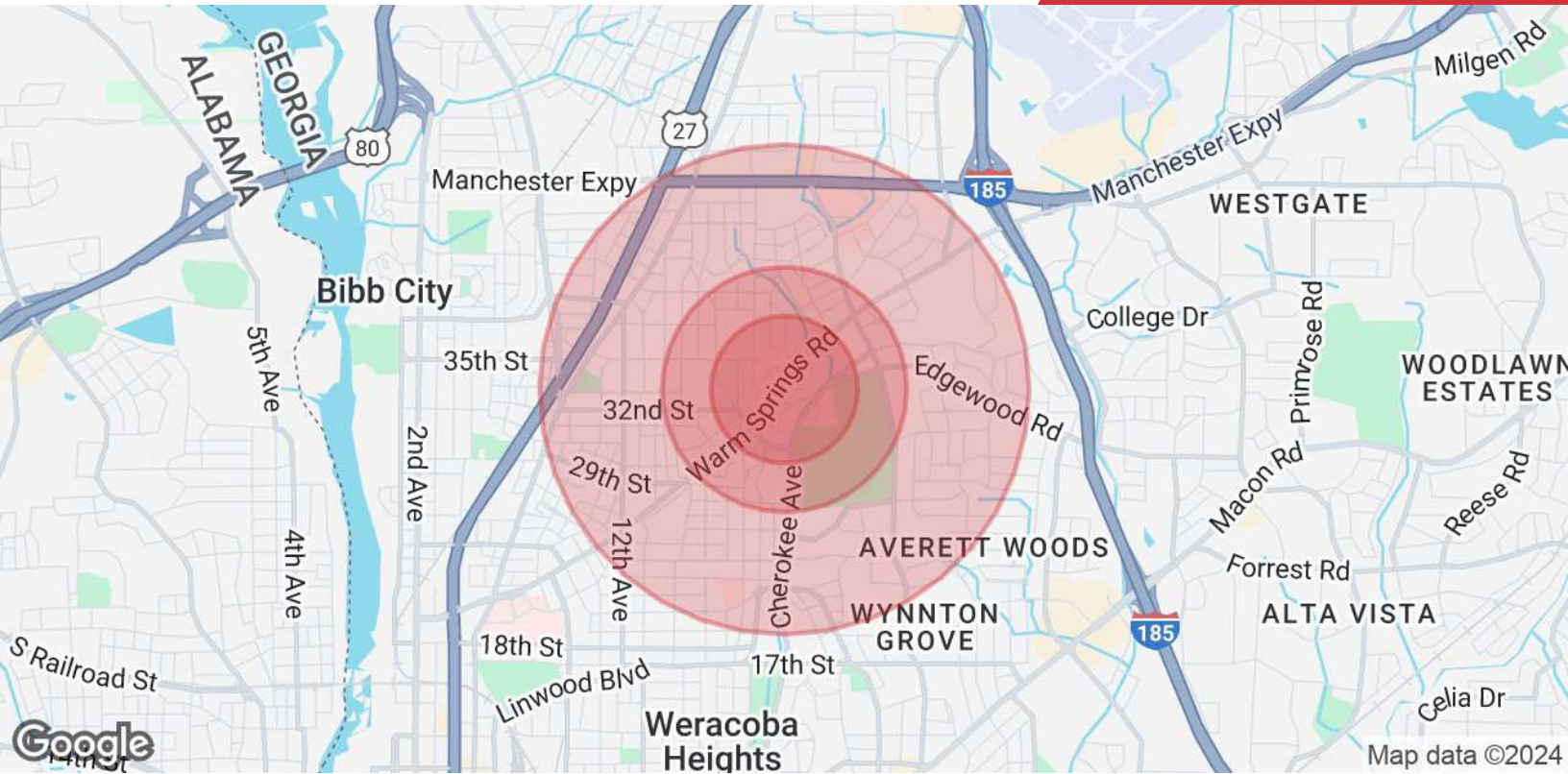
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	0.3 Miles	0.5 Miles	1 Mile
Population			
Total Population	1,273	2,843	10,439
Average Age	42	41	40
Average Age (Male)	41	40	38
Average Age (Female)	44	43	41
Households & Income			
Total Households	524	1,203	4,699
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$75,642	\$72,965	\$68,259
Average House Value	\$252,909	\$235,610	\$208,293

Demographics data derived from AlphaMap