

# FOR SALE

## PREMIER MEDICAL OFFICE SPACE

959 17th St Columbus, GA 31901



Sale Price	\$995,000
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### OFFERING SUMMARY

Building Size:	5,478 SF
1st Floor/ 2nd Floor	4,820 SF / 658 SF
Lot Size:	0.65 Acres
	1990

### PROPERTY OVERVIEW

Premier medical office space available in Columbus, GA, ideally located just minutes from Piedmont Columbus Regional Hospital, the Bill and Olivia Amos Children's Hospital and the John B. Amos Cancer Center. With easy access to Uptown Columbus, Highway 80, and I-185, the property offers outstanding convenience and connectivity for both healthcare professionals and their patients. Spanning approximately 5,478 square feet, the interior is thoughtfully designed to support medical or professional office use. The site features ample on-site parking and beautifully maintained landscaping, creating a welcoming, professional environment for staff and visitors alike.

**Carson Cummings**

(706) 289-2468

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### PROPERTY HIGHLIGHTS

- Located just minutes from Piedmont Columbus Regional Hospital, Bill and Olivia Amos Children's Hospital and John B. Amos Cancer Center
- Close proximity to Uptown Columbus, Highway 80, and I-185
- Approximately 5,478 square feet of thoughtfully designed interior space (1st Floor - 4820 SF, 2nd Floor - 658 SF)
- Ideal for medical or professional office use
- Ample on-site parking for staff and visitors
- Well-maintained landscaping enhances curb appeal and creates a welcoming environment



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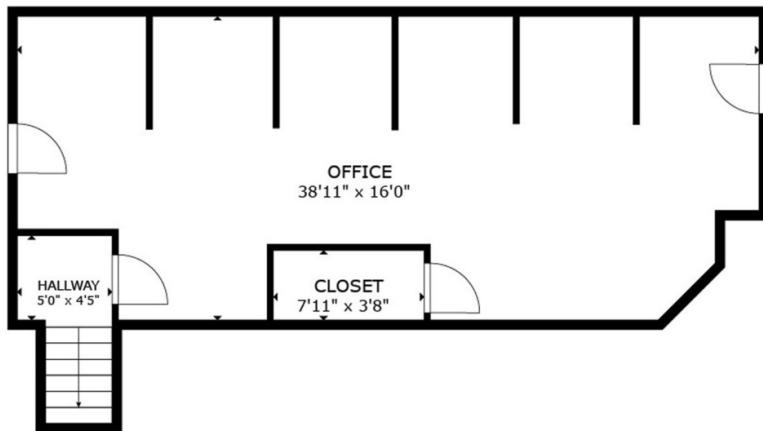
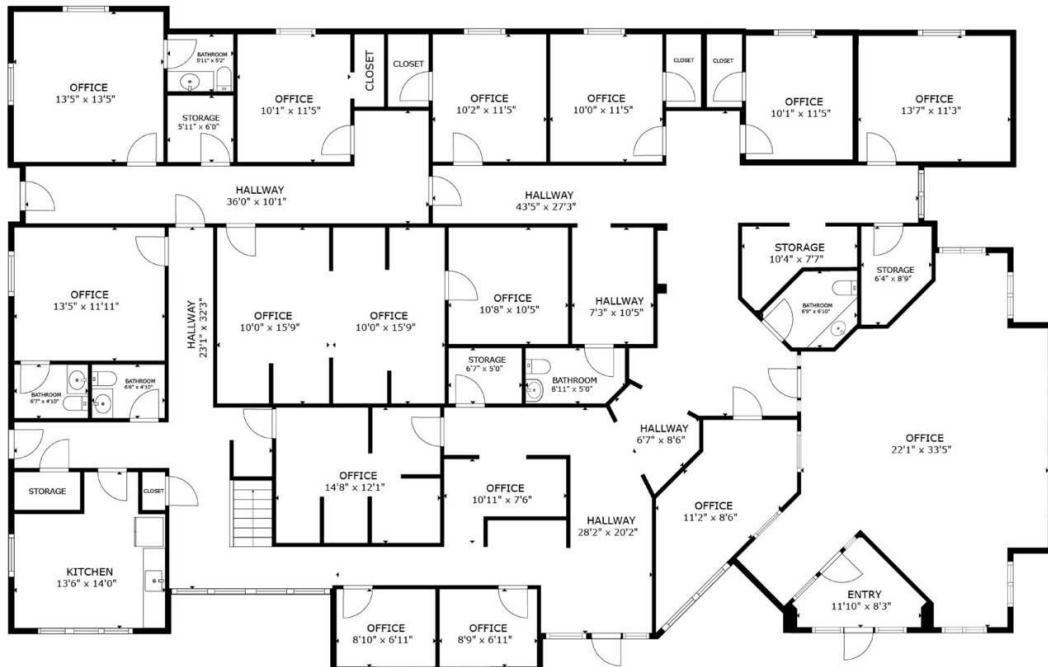


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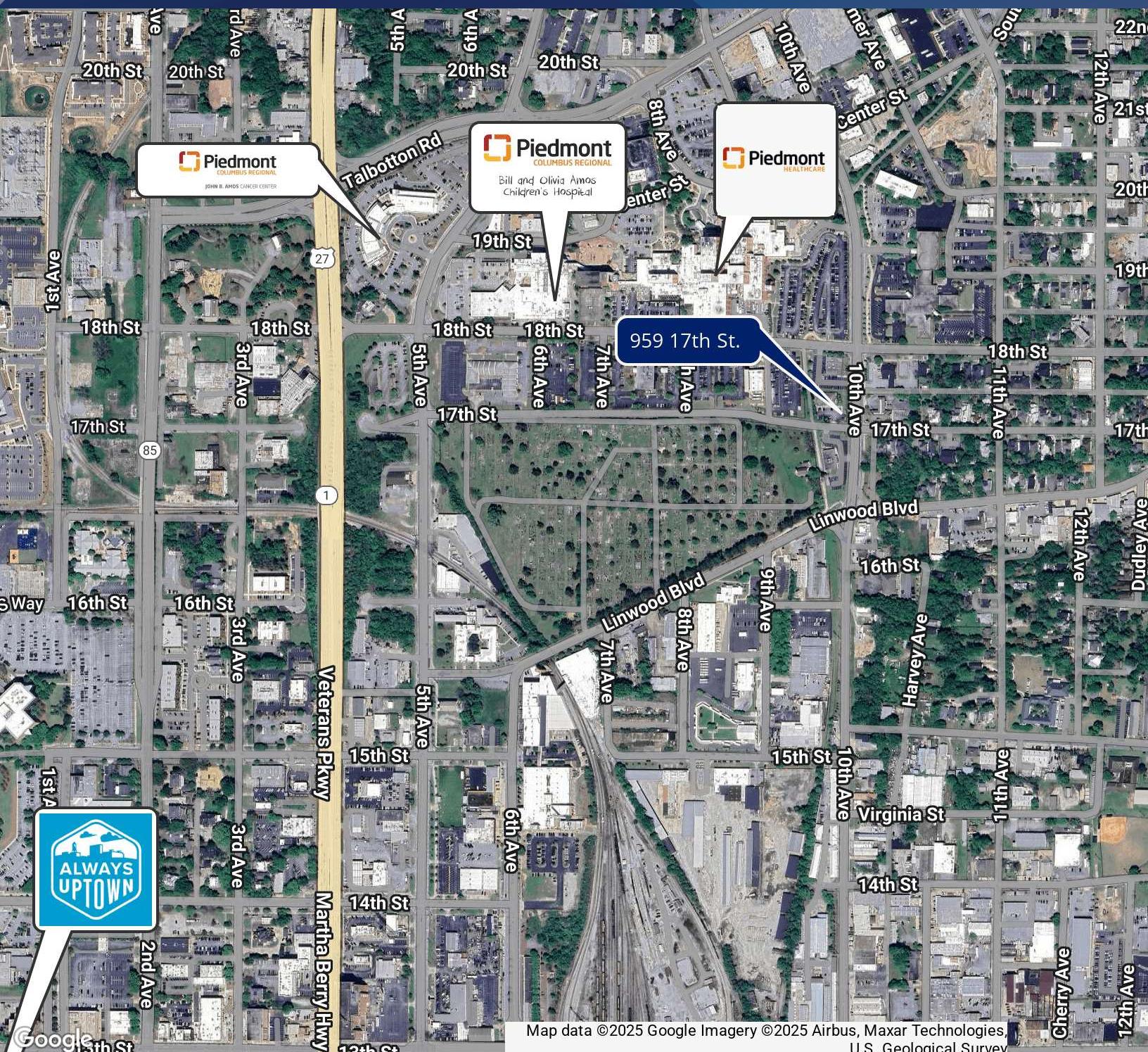


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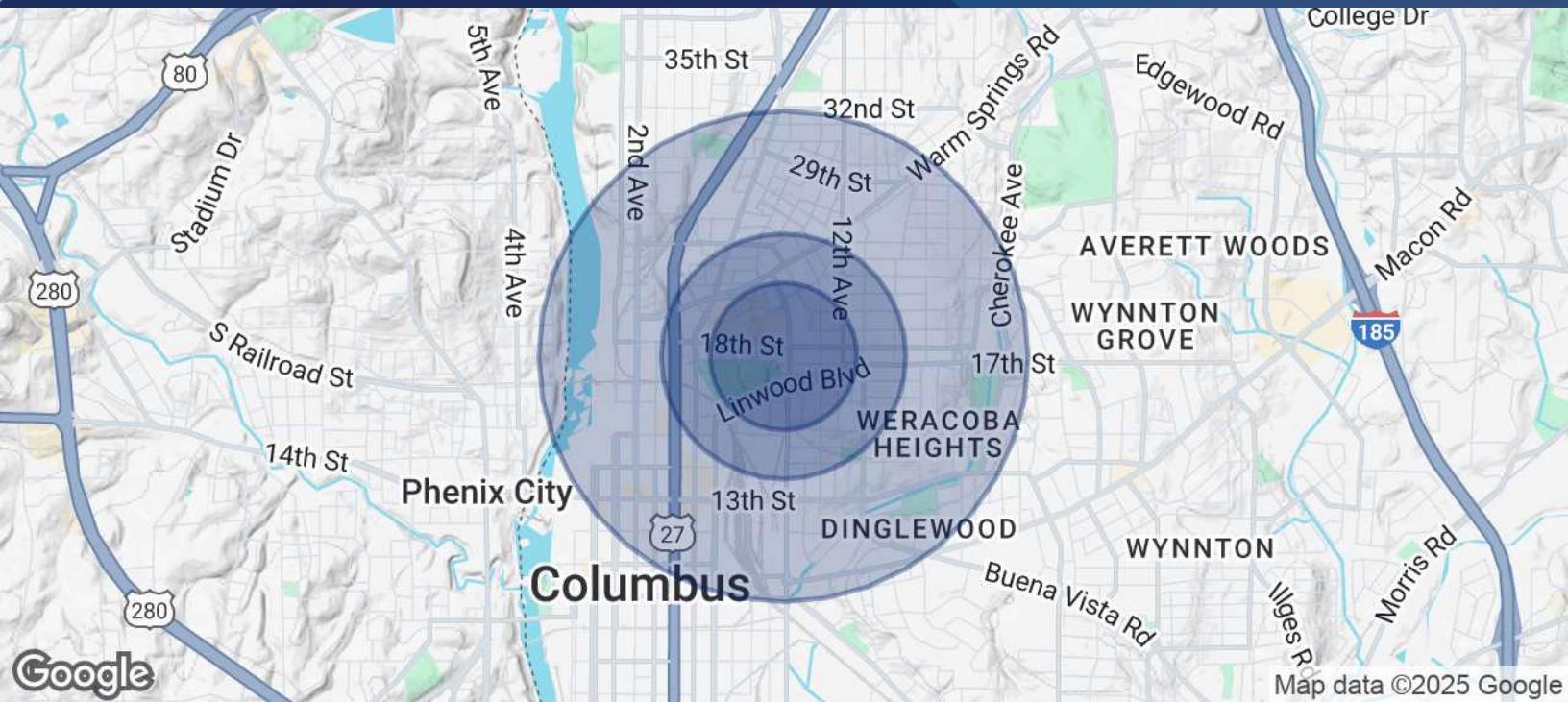


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Google

Map data ©2025 Google

### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	450	1,709	8,289
Average Age	41	40	39
Average Age (Male)	40	40	38
Average Age (Female)	41	41	40

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	181	736	3,916
# of Persons per HH	2.5	2.3	2.1
Average HH Income	\$38,502	\$39,006	\$44,960
Average House Value	\$133,324	\$127,661	\$162,668

Demographics data derived from AlphaMap

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