

FOR SALE

\$695,000



Fully Renovated Turnkey 3,036 SF Office/Retail in Hartwell

18 W Gibson Hartwell, GA 30643

Property Description

Beautifully renovated in 2024, this 3,036 SF commercial building offers exceptional versatility just south of Downtown Hartwell on Hwy 172. Originally built in 1986 as an independent drugstore, the property includes a rare drive-thru, making it ideal for medical, office, wellness, therapy, aesthetics, or retail service users. The interior features six private offices, a mirrored training/PT room, three bathrooms—including one with a full shower—plus a bright lobby, reception, and filing area designed for efficient workflow. With C3 Urban Commercial zoning and strong visibility, the building is equally appealing to owner-users and investors seeking a plug-and-play asset in a growing market.

Property Summary

Property Details	
Property Type	Commercial – Medical/Office/Service
Zoning	C3 – Urban Commercial
Building Size	3,036 SF
Lot Size	0.42 Acres
Year Built	1986
Renovation Year	2024 (full renovation)
Drive-Thru	Yes
Offices	6 private offices
Use History	Former drugstore; recent medical users

Property Highlights

- Fully renovated in 2024 with modern finishes
- Drive-thru window for medical, pharmacy, clinic, or service-based use
- Six private offices + mirrored PT/training/aesthetics room
- Three bathrooms, including one with a full shower
- Bright lobby, reception, and filing/storage areas
- 3,036 SF on 0.42 acres with excellent visibility on Hwy 172
- Originally built as a freestanding drugstore (1986)
- Zoned C3 Urban Commercial—wide range of permitted uses
- Suitable for medical, wellness, office, or investor portfolio

Property Photos

