

# Office Building For Sale

1057 Morningside Drive-Perry, GA 31069

**LIST PRICE \$940,000**



Danny Evans  
478-808-2708 Cell  
478-218-2600 Office  
dannyevans@cbfreerealty.com



**COLDWELL BANKER  
COMMERCIAL**

THE FREE GROUP

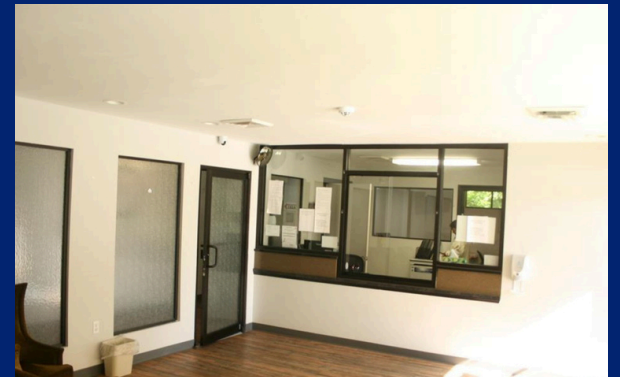
Julie Evans  
478-808-2751 Cell  
478-218-2600 Office  
julieevans@cbfreerealty.com

## Description

Introducing a commercial investment opportunity in a prime location the medical office at 1057 Morningside Drive, Perry, GA. This 4,217-square foot facility is positioned as a turnkey investment opportunity, and a low maintenance asset for healthcare services that sits in the heart of Perry's medical district. Not only is the facility directly adjacent to Emory Hospital Perry, it is also located in a dense corridor of specialists, including primary care and diagnostics. This strategic location ensures high visibility and a long-term demand from healthcare providers and patients. Being less than one mile from I-75(Exit 136), its location provides easy access for patients across Houston County.

The 2-story building was originally built in 1980, then renovated in 2009 to accommodate a growing medical practice. Administrative offices, a full-sized conference room, and a kitchen/breakroom area were moved to the 2<sup>nd</sup> floor to allow the first floor to remain a quiet, professional environment for patient care. There is a large welcoming reception and waiting area specifically designed to manage high patient volumes comfortably. A ground floor front entry ensures ease of access for all patient demographics.

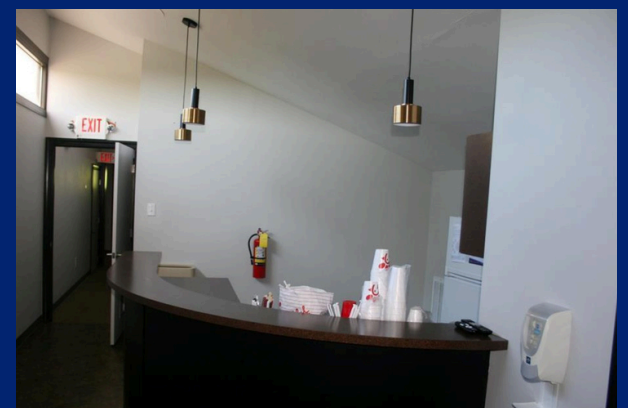
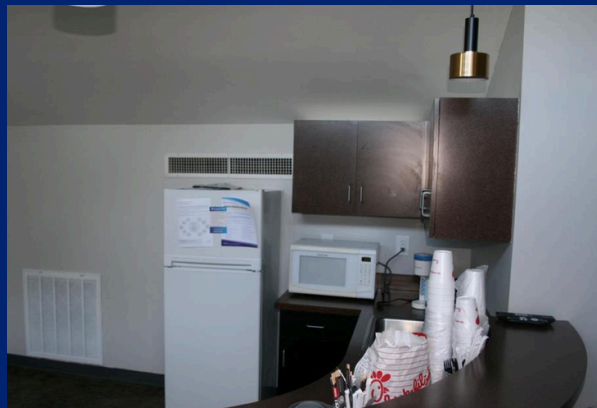
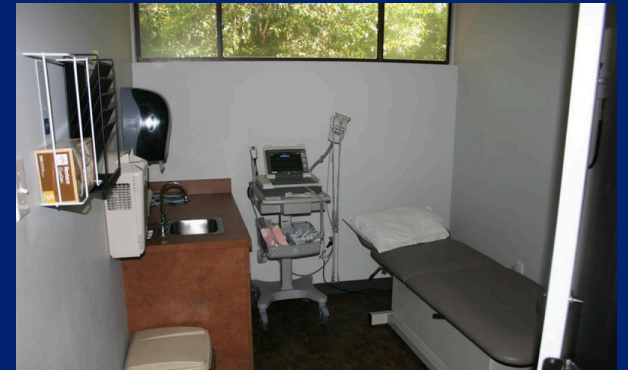
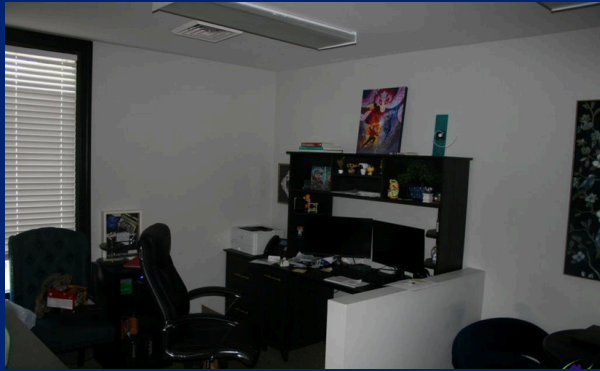
There are twenty dedicated parking spaces, including covered parking at the rear of the building which is a premium feature for physicians and staff. The medical office is currently leased through June of 2027 with a monthly lease rate of \$6,300 per month.



Danny Evans  
478-808-2708 Cell  
478-218-2600 Office  
dannyevans@cbfreerealty.com



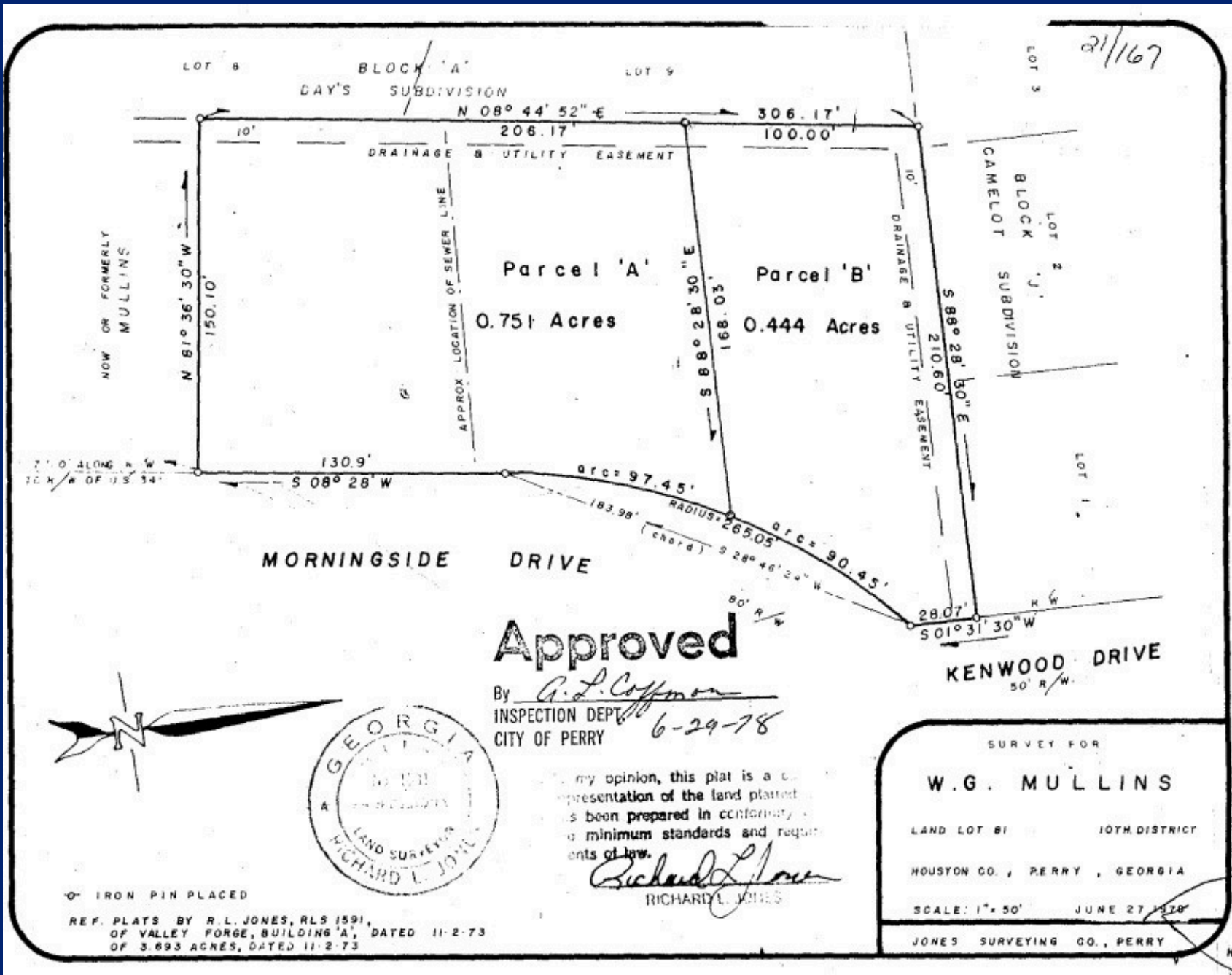
Julie Evans  
478-808-2751 Cell  
478-218-2600 Office  
julieevans@cbfreerealty.com



Danny Evans  
478-808-2708 Cell  
478-218-2600 Office  
dannyevans@cbfreerealty.com



Julie Evans  
478-808-2751 Cell  
478-218-2600 Office  
julieevans@cbfreerealty.com



Danny Evans  
 478-808-2708 Cell  
 478-218-2600 Office  
 danyevans@cbfreerealty.com



**COLDWELL BANKER  
 COMMERCIAL**

THE FREE GROUP

Julie Evans  
 478-808-2751 Cell  
 478-218-2600 Office  
 julieevans@cbfreerealty.com

# AERIAL



Danny Evans  
478-808-2708 Cell  
478-218-2600 Office  
dannyevas@cbfreerealty.com



**COLDWELL BANKER  
COMMERCIAL**

THE FREE GROUP

Julie Evans  
478-808-2751 Cell  
478-218-2600 Office  
julieevans@cbfreerealty.com