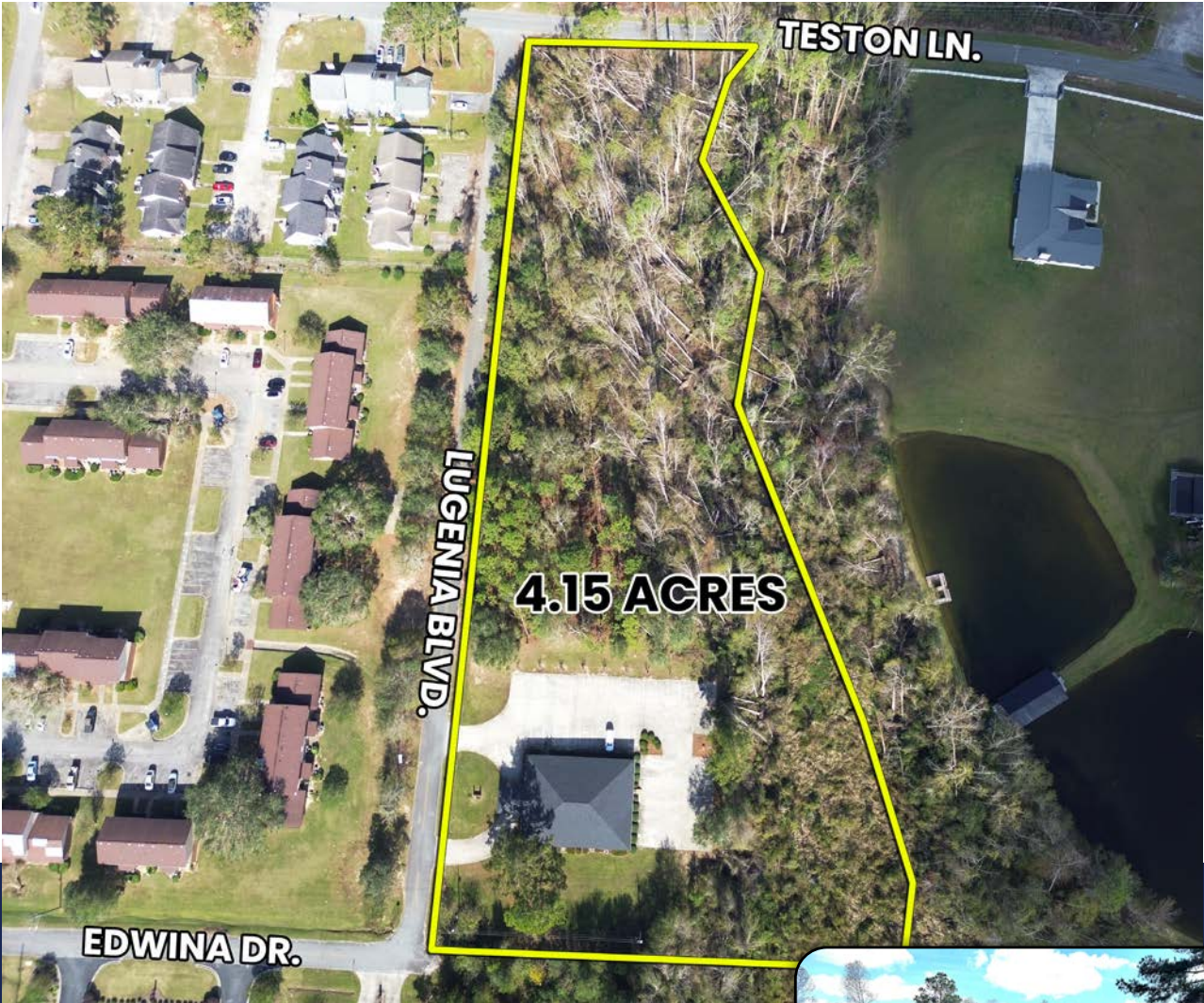


Online
Auction

COMMERCIAL OFFICE BUILDING ON 4.15 ACRES

414 Lugenia Drive
Toombs County - Vidalia, GA



BIDDING ENDS DEC. 4TH

Emily Conner,
Real Estate Sales Agent
478-595-4710
emilyconner2018@gmail.com



**SOUTH
AUCTION**

SouthAuction.com



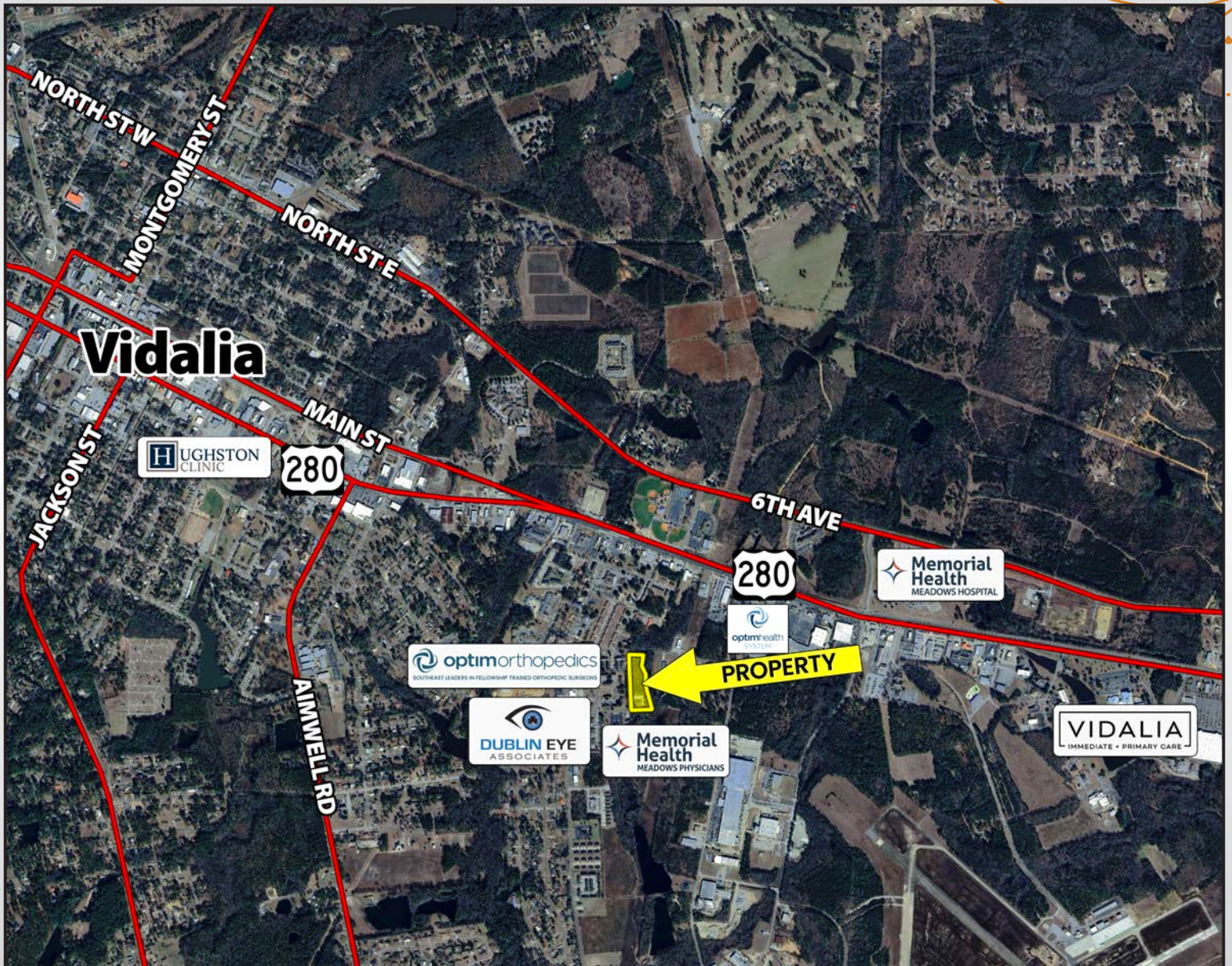
PROPERTY DETAILS



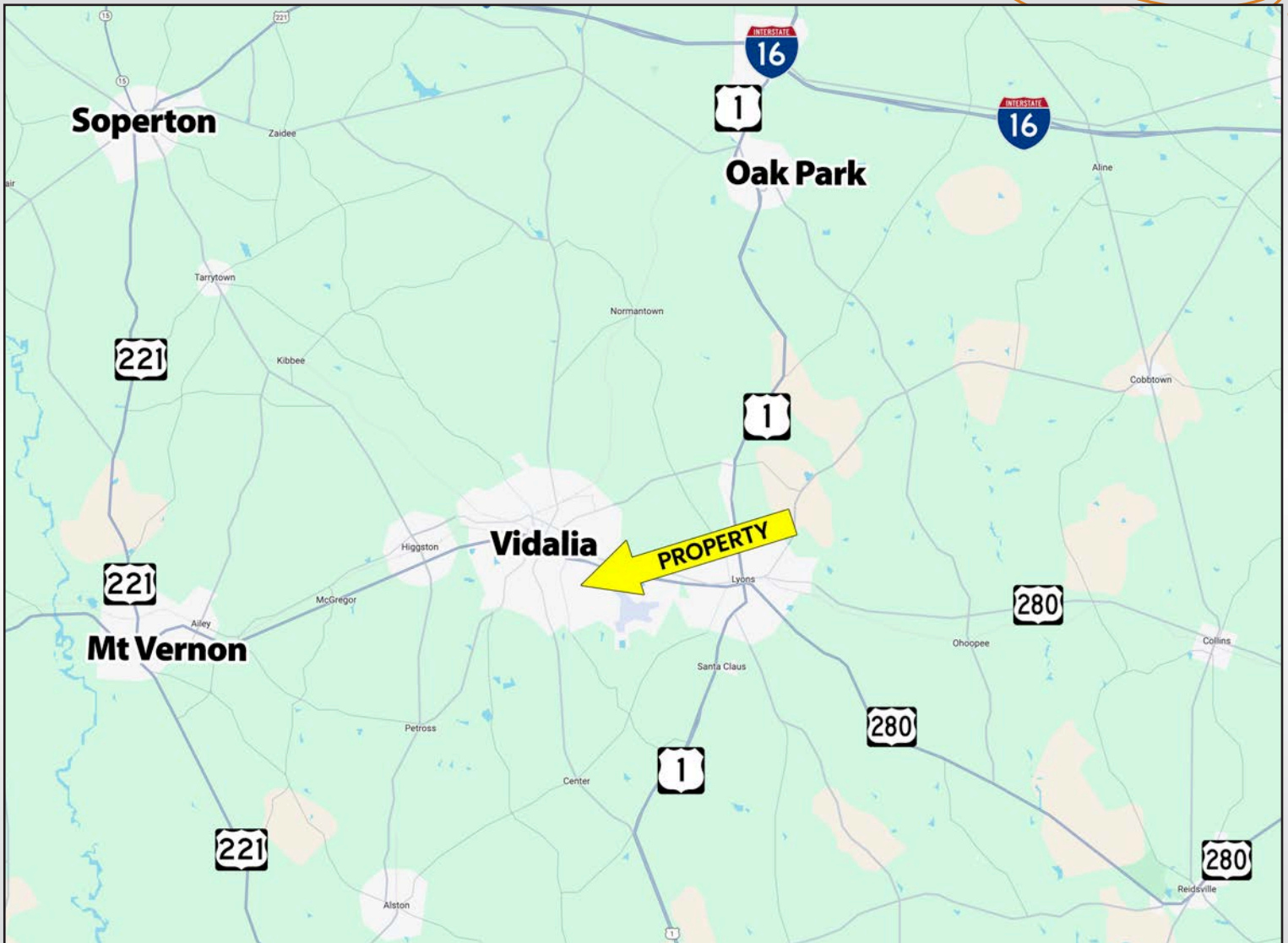
- **Use: Commercial Building / Doctors Office**
- **4.15 Acres**
- **5,676 sq. ft. building**
- **Built in 2000**
- **Features a reception area, 2 waiting areas, nurses station, staff area, 10 exam rooms, 9 offices, 3 bathrooms, a kitchen, and 2 storage rooms**
- **Paved driveway and parking area with approx. 42 parking spaces**
- **Recently rented for \$4,500 a month, with plans to increase to \$5,500 a month.**



LOCATION MAP



PROPERTY LOCATION



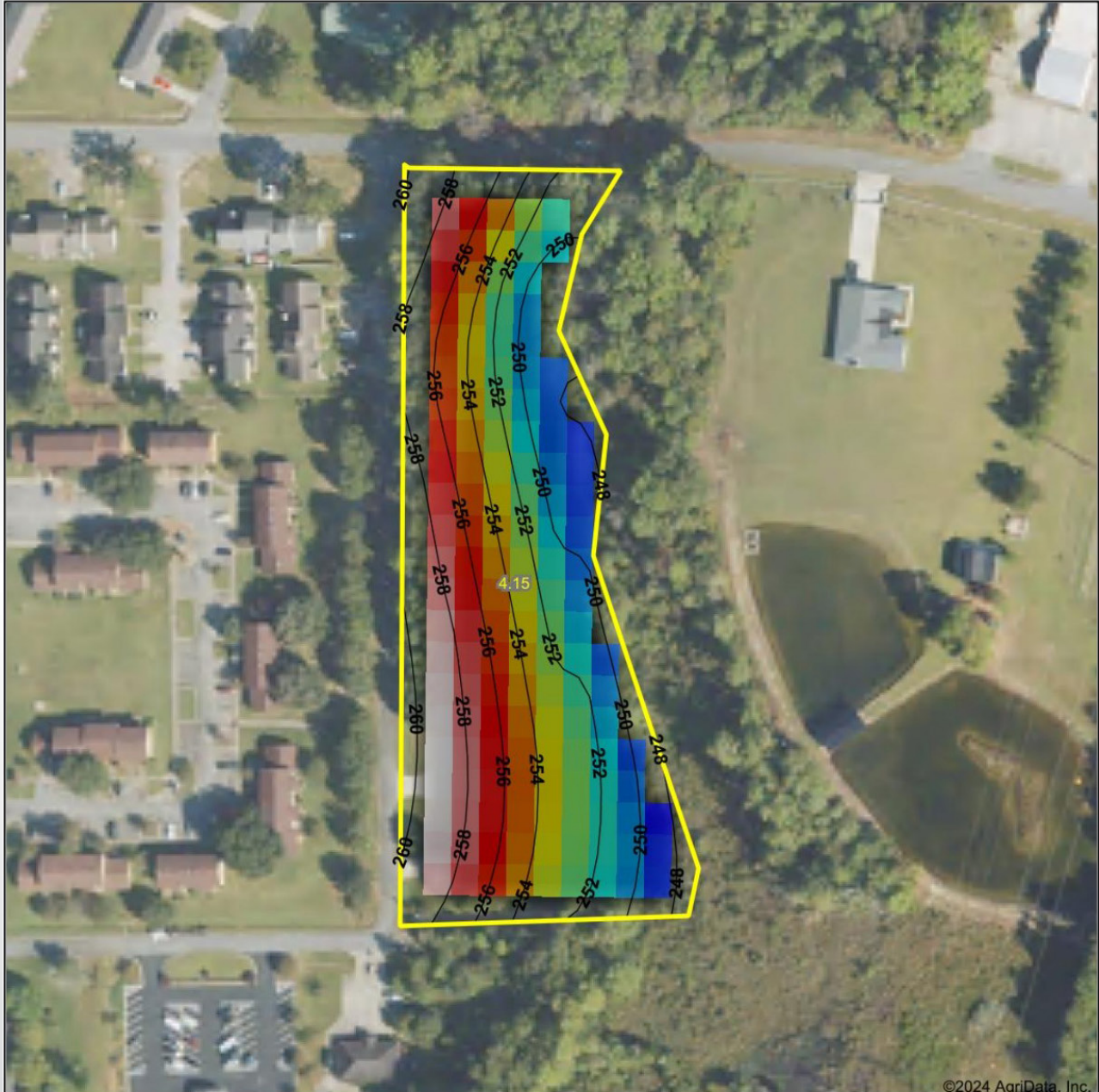


AERIAL MAP





TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 2

Min: 246.8

Max: 259.0

Range: 12.2

Average: 252.9

Standard Deviation: 3.35 ft



Toombs County
Georgia

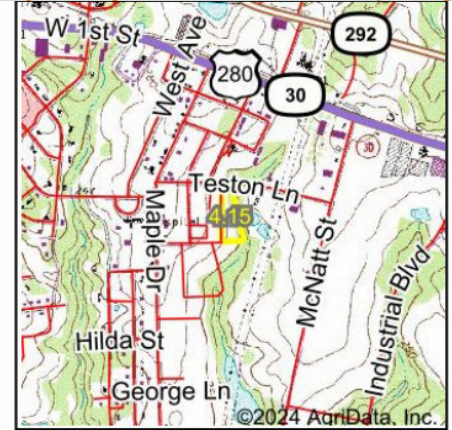
Boundary Center: 32° 12' 16.69, -82° 23' 17.26

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



WETLANDS MAP



State: **Georgia**
 Location: **32° 12' 16.69, -82° 23' 17.26**
 County: **Toombs**
 Township: **Vidalia-Lyons**
 Date: **11/19/2024**

Maps Provided By:



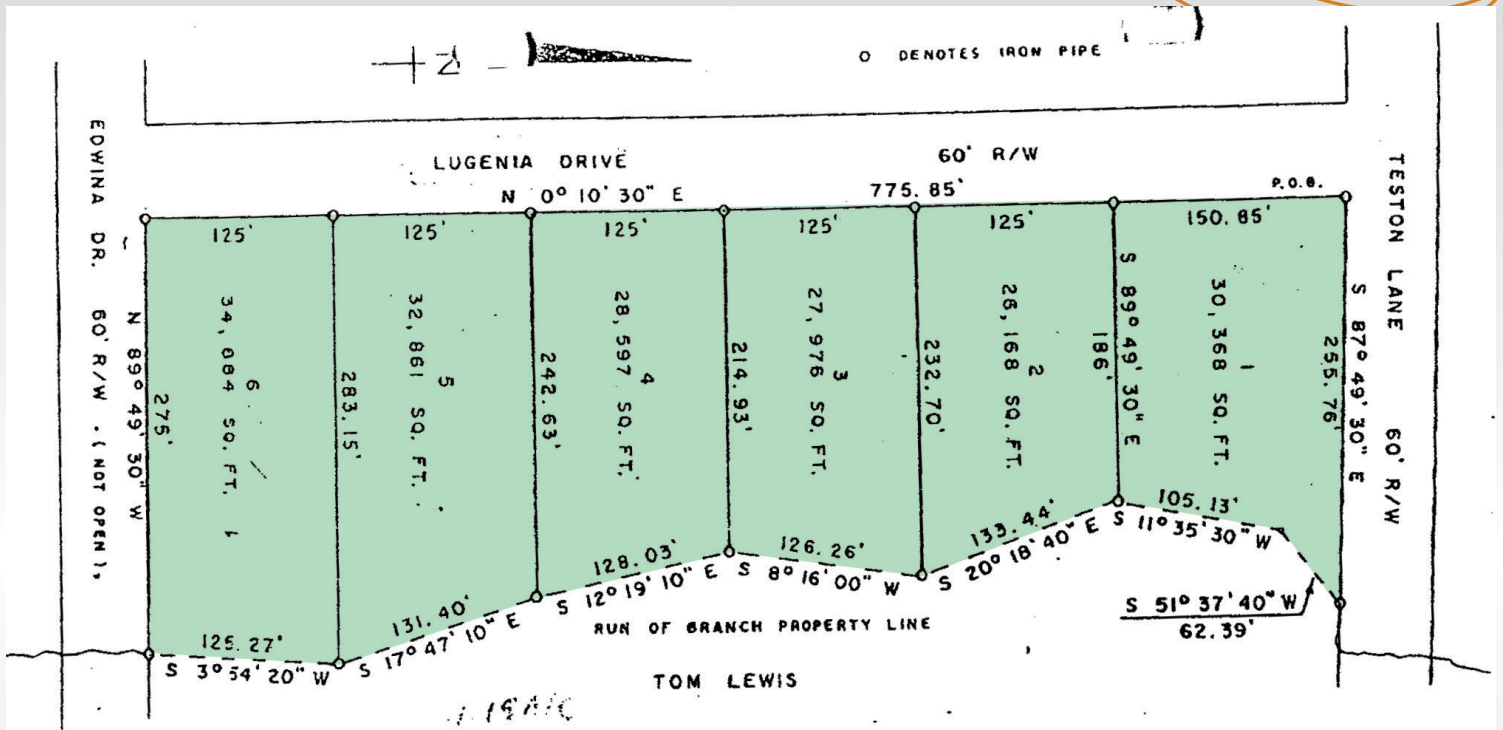
0ft 2969ft 5938ft

Classification Code	Type	Acres
PFO1Ch	Freshwater Forested/Shrub Wetland	0.74
PFO1Fh	Freshwater Forested/Shrub Wetland	0.36
Total Acres		1.10

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



PLAT MAP



CITY OF VIDALIA

1823 G. M. DISTRICT

TOOMBS CO., GA.

PLAT SHOWING THE LOCATION OF 6 LOTS, SURVEYED FOR THE B. R. PAGE ESTATE.

SURVEYED APRIL 24, 1991

BY: *John E. Dykes, Jr.*
JOHN E. DYKES, JR.

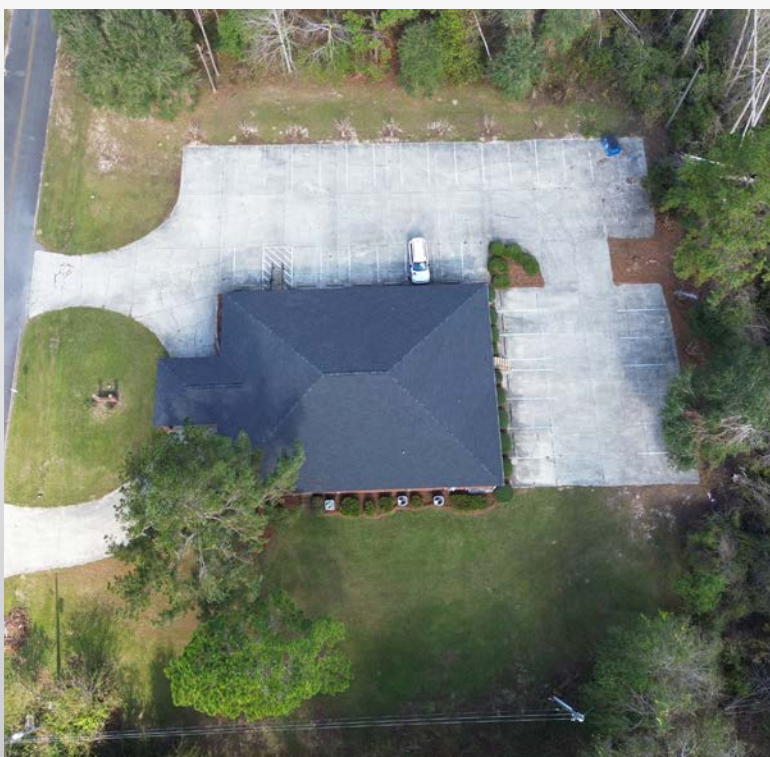
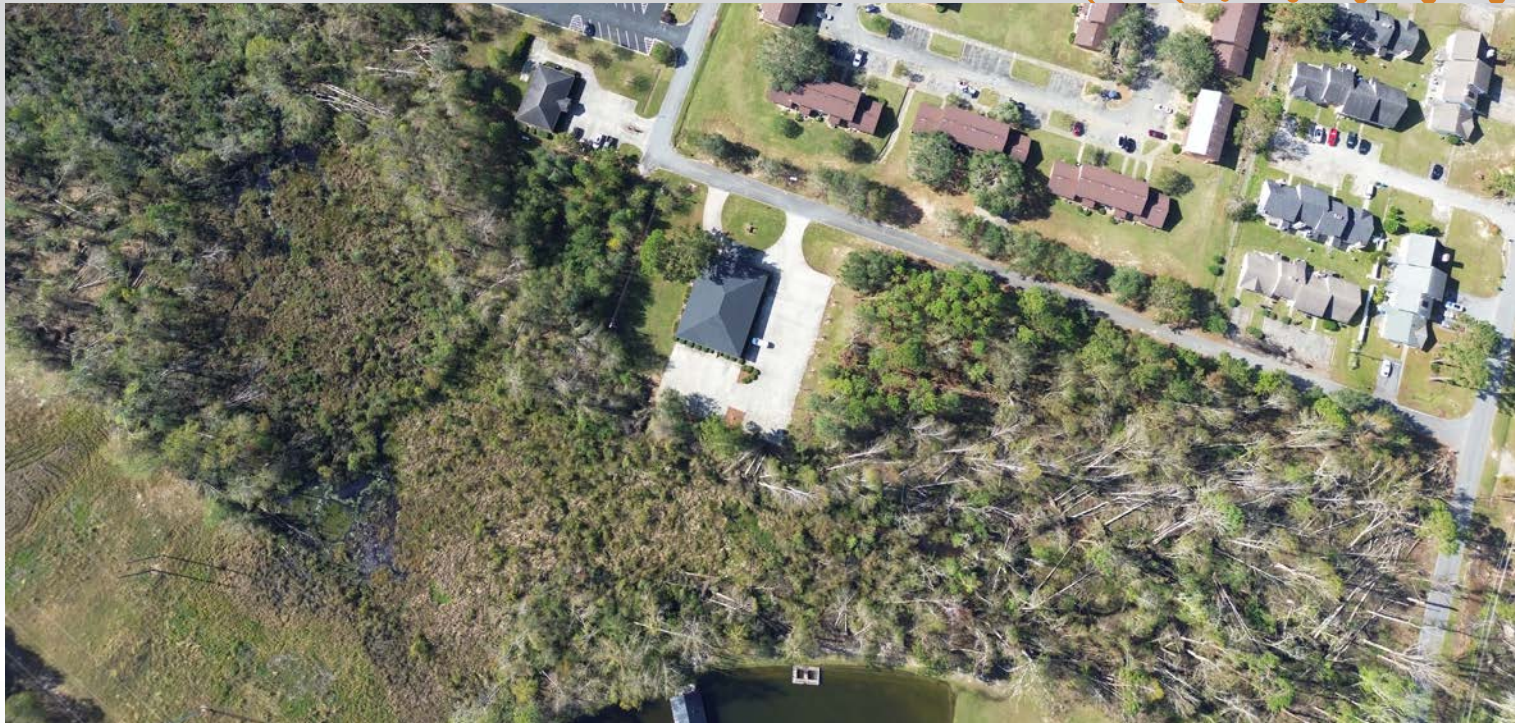
SCALE: 1" = 100'



RECORDED
SEP 16, 1999
GHESS FOUNTAIN,
CLERK



PHOTOS



PHOTOS





PHOTOS

