

# SALE



## COLLIER STREET OFFICE BUILDING

334 South Collier Street Bainbridge, GA 39819

### Preston Hall

Sales Associate, CCIM

O: (850) 386-6160 | C: (850) 294-7170

phall@ccim.net

### Chip Hartung

President, CCIM, SIOR

O: (850) 980-4007 | C: (850) 980-4007

chip@cbhartung.com



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.  
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



# SALE

## COLLIER STREET OFFICE BUILDING

334 South Collier Street Bainbridge, GA 39819



### OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	0.6 Acres
Building Size:	2,357 SF

### PROPERTY DESCRIPTION

Introducing a prime ownership opportunity in Bainbridge, GA – 334 South Collier Street. This historic 2,357 SF office building, constructed in 1940, offers timeless charm and modern potential. With a rich history and a strategic location, this property is an ideal match for an office or office building investor seeking character, space, and excellent growth prospects. Explore the endless possibilities and envision the future of this distinguished property.

### LOCATION DESCRIPTION

Nestled in the heart of the vibrant Bainbridge market, the area surrounding the Collier Street Office Building offers a blend of historic charm and modern amenities. This prime location provides convenient access to a myriad of local attractions, including the Bainbridge Historical Society, the Bainbridge Little Theatre, and a variety of dining and shopping options. Experience the allure of this dynamic location and envision the immense potential it holds for your future endeavors.

### PROPERTY HIGHLIGHTS

- - Charming 1940s building with 2,357 SF of space
- - 5 private offices, Reception area, Conference Room/Call Center, 2 Bathrooms, Full Kitchen
- - 0.6 acre lot, abundant parking
- - Prime location in the heart of Bainbridge
- - Rich with historical character and potential
- - Well-maintained and ready for customization
- - Separate mini-warehouse for storage

---

#### Preston Hall

Sales Associate, CCIM

O: (850) 386-6160 | C: (850) 294-7170

phall@ccim.net

#### Chip Hartung

President, CCIM, SIOR

O: (850) 980-4007 | C: (850) 980-4007

chip@cbhartung.com



**COLDWELL BANKER**  
**COMMERCIAL**  
HARTUNG

# SALE

## COLLIER STREET OFFICE BUILDING

334 South Collier Street Bainbridge, GA 39819



### Preston Hall

Sales Associate, CCIM

O: (850) 386-6160 | C: (850) 294-7170

phall@ccim.net

### Chip Hartung

President, CCIM, SIOR

O: (850) 980-4007 | C: (850) 980-4007

chip@cbhartung.com

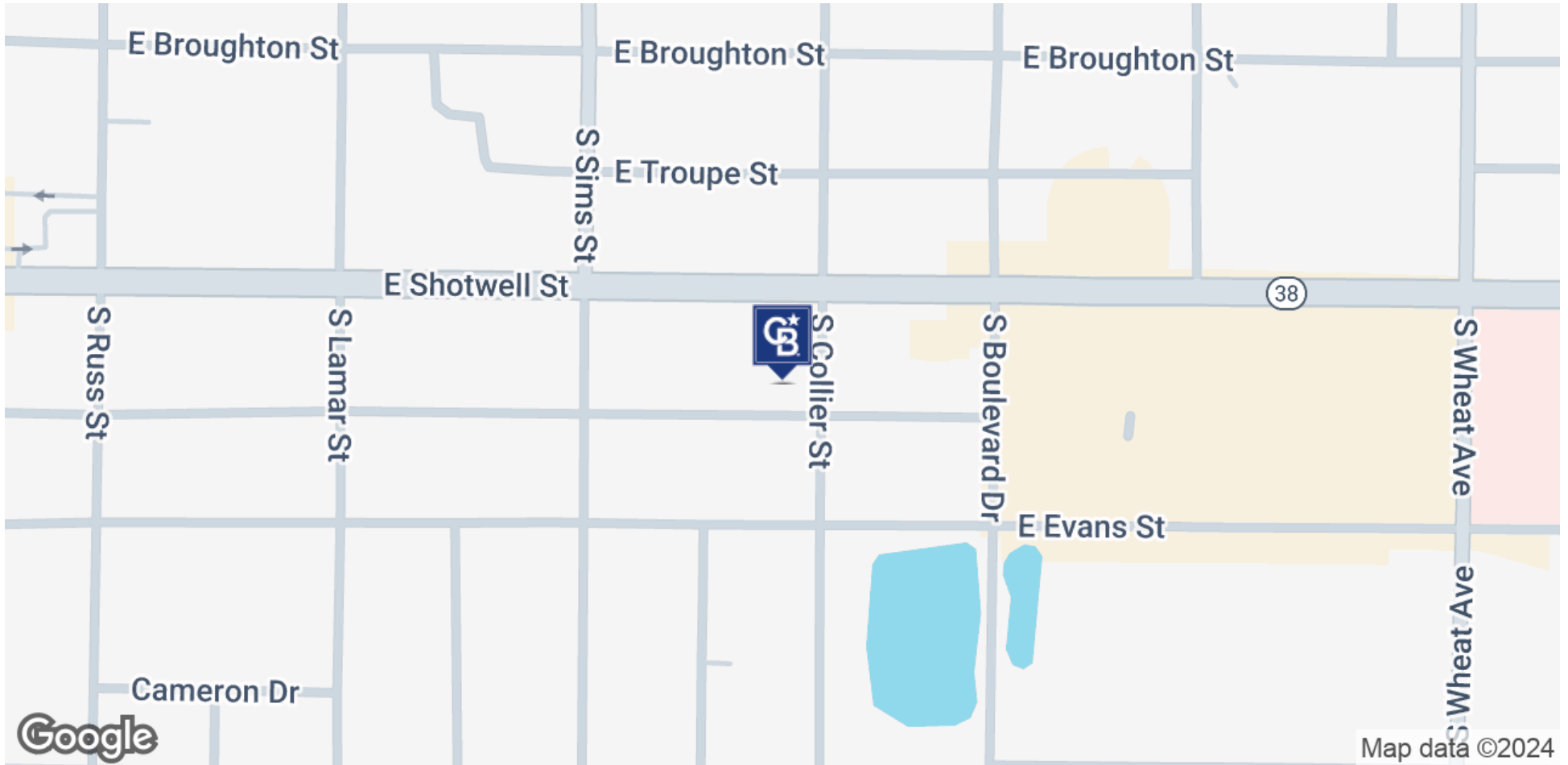


COLDWELL BANKER  
**COMMERCIAL**  
HARTUNG

# SALE

## COLLIER STREET OFFICE BUILDING

334 South Collier Street Bainbridge, GA 39819



### Preston Hall

Sales Associate, CCIM

O: (850) 386-6160 | C: (850) 294-7170

phall@ccim.net

### Chip Hartung

President, CCIM, SIOR

O: (850) 980-4007 | C: (850) 980-4007

chip@cbhartung.com



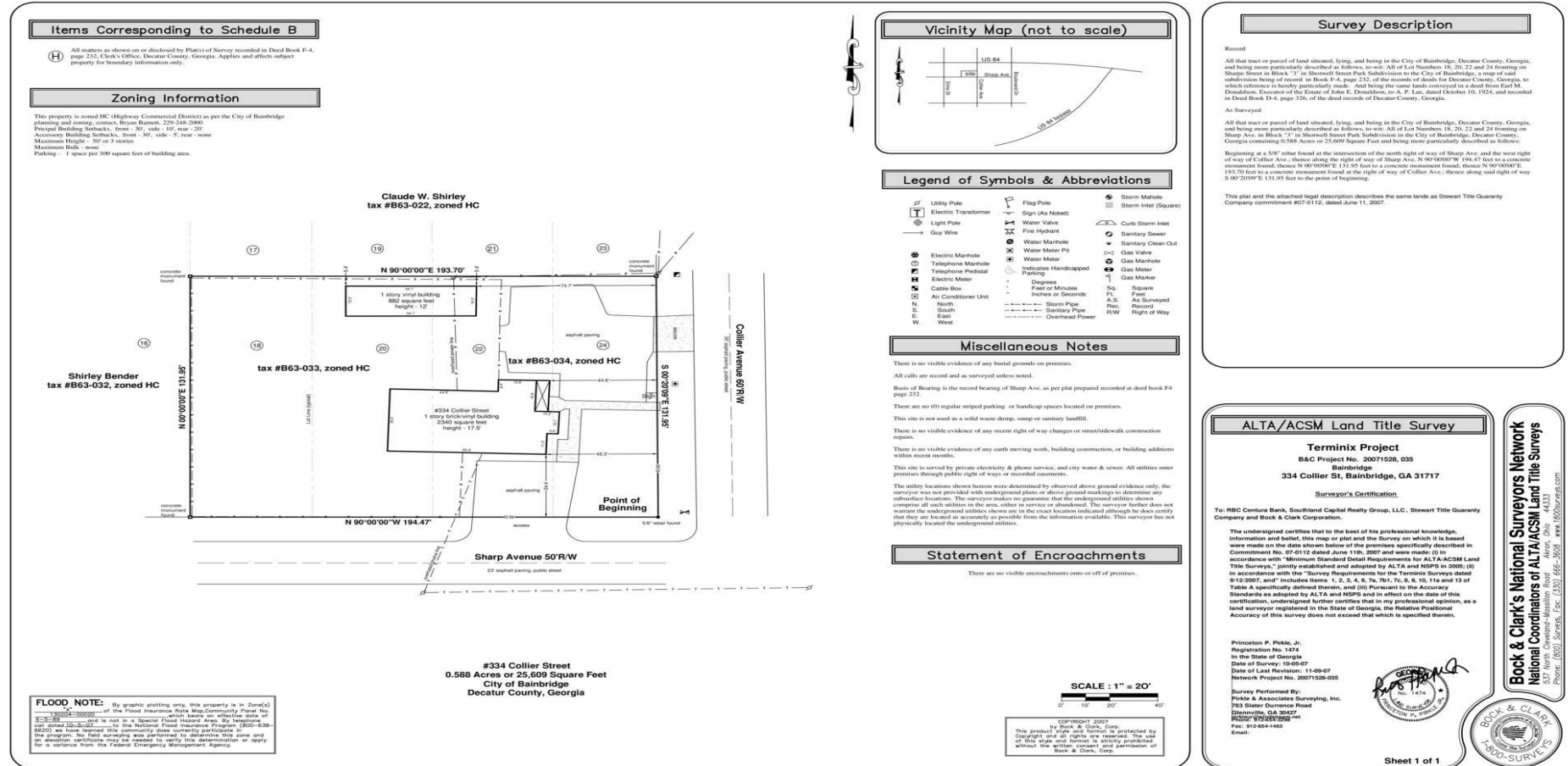
COLDWELL BANKER  
**COMMERCIAL**  
HARTUNG



**Preston Hall**  
Sales Associate, CCIM  
O: (850) 386-6160 | C: (850) 294-7170  
phall@ccim.net

## COLLIER STREET OFFICE BUILDING

334 South Collier Street Bainbridge, GA 39819



**Chip Hartung**  
President, CCIM, SIOR  
O: (850) 980-4007 | C: (850) 980-4007  
[chip@cbhartung.com](mailto:chip@cbhartung.com)



**COLDWELL BANKER**  
**COMMERCIAL**  
**HARTUNG**

# SALE

## COLLIER STREET OFFICE BUILDING

334 South Collier Street Bainbridge, GA 39819



### Preston Hall

Sales Associate, CCIM

O: (850) 386-6160 | C: (850) 294-7170

phall@ccim.net

### Chip Hartung

President, CCIM, SIOR

O: (850) 980-4007 | C: (850) 980-4007

chip@cbhartung.com



**COLDWELL BANKER**  
**COMMERCIAL**  
HARTUNG

# SALE

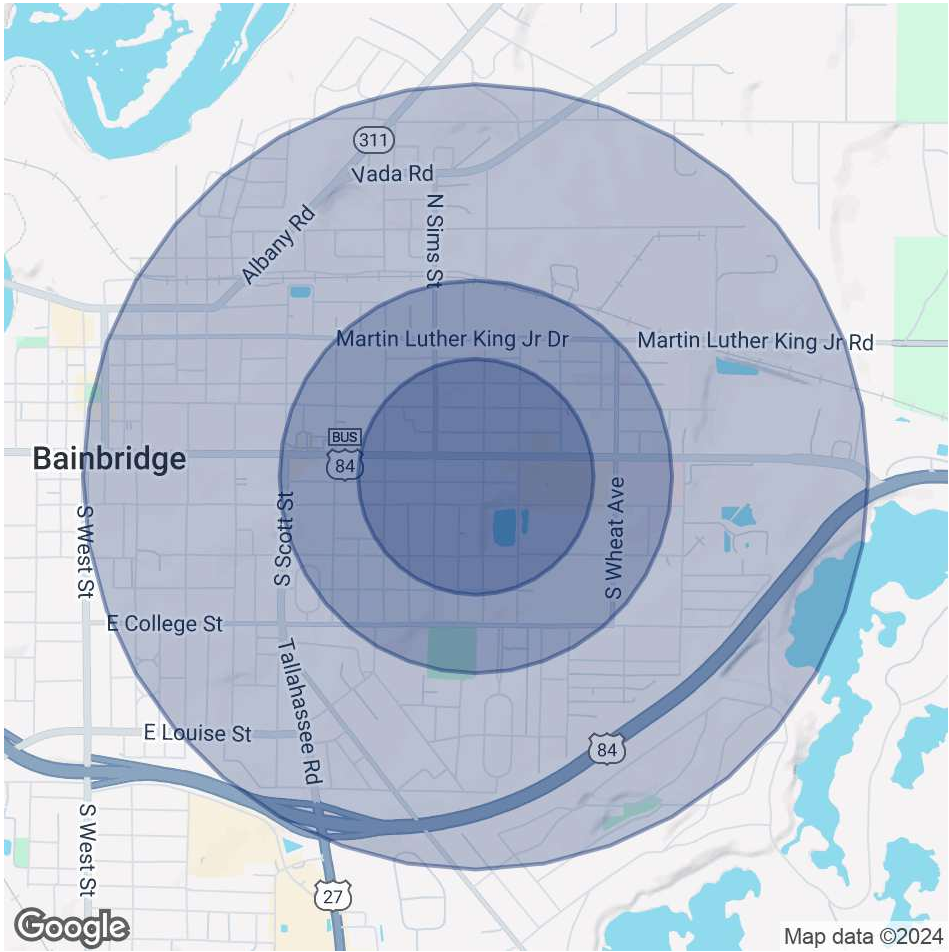
## COLLIER STREET OFFICE BUILDING

334 South Collier Street Bainbridge, GA 39819

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	576	1,848	6,319
Average Age	38	37	38
Average Age (Male)	35	35	35
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	231	745	2,530
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$56,886	\$59,329	\$64,089
Average House Value	\$197,299	\$202,127	\$200,694

Demographics data derived from AlphaMap



### Preston Hall

Sales Associate, CCIM

O: (850) 386-6160 | C: (850) 294-7170

phall@ccim.net

### Chip Hartung

President, CCIM, SIOR

O: (850) 980-4007 | C: (850) 980-4007

chip@cbhartung.com



COLDWELL BANKER  
**COMMERCIAL**  
HARTUNG