

16,772 SF Medical Office Building | FOR SALE

City of Dallas - Paulding County, GA



504 W Memorial Drive
Dallas, GA 30132



Property Highlights

- 16,772± SF two-story medical office building
- Offered for sale at \$1,550,000 (\$92 per sq. ft.)
- Existing medical build-out: exam rooms, procedure rooms, waiting area, lab space
- Ideal for medical, dental, wellness, therapy, specialty practices, or general office use
- Adjacent to Paulding Center Nursing & Rehab, making subject property very suitable for geriatric medicine / physical therapy
- Prime visibility along W. Memorial Dr. with strong traffic counts
Ample private parking and easy patient access
- Elevator-served
- Flexible floor plan suitable for multi-tenant or single-user occupancy
- Located minutes from downtown Dallas and County Facilities
- Situated in fast-growing Paulding County, a strong healthcare demand market
- Easy walking distance to the Paulding County Watson Government Complex, Paulding County Board of Commissioners' offices, and Paulding County Superior Court
- Less than one (1) mile to City of Dallas City Hall & Georgia Highlands College Paulding Campus in Downtown Dallas
- 5.4± miles to the award-winning, Wellstar Paulding Medical Center

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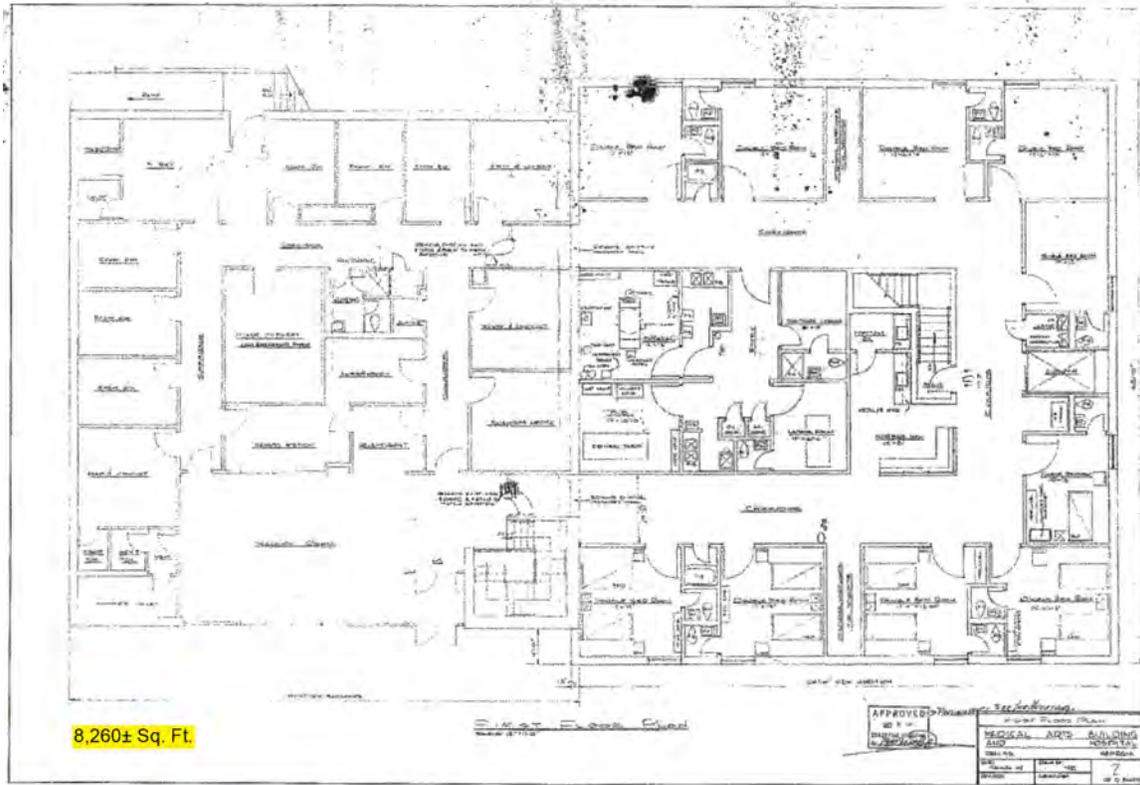
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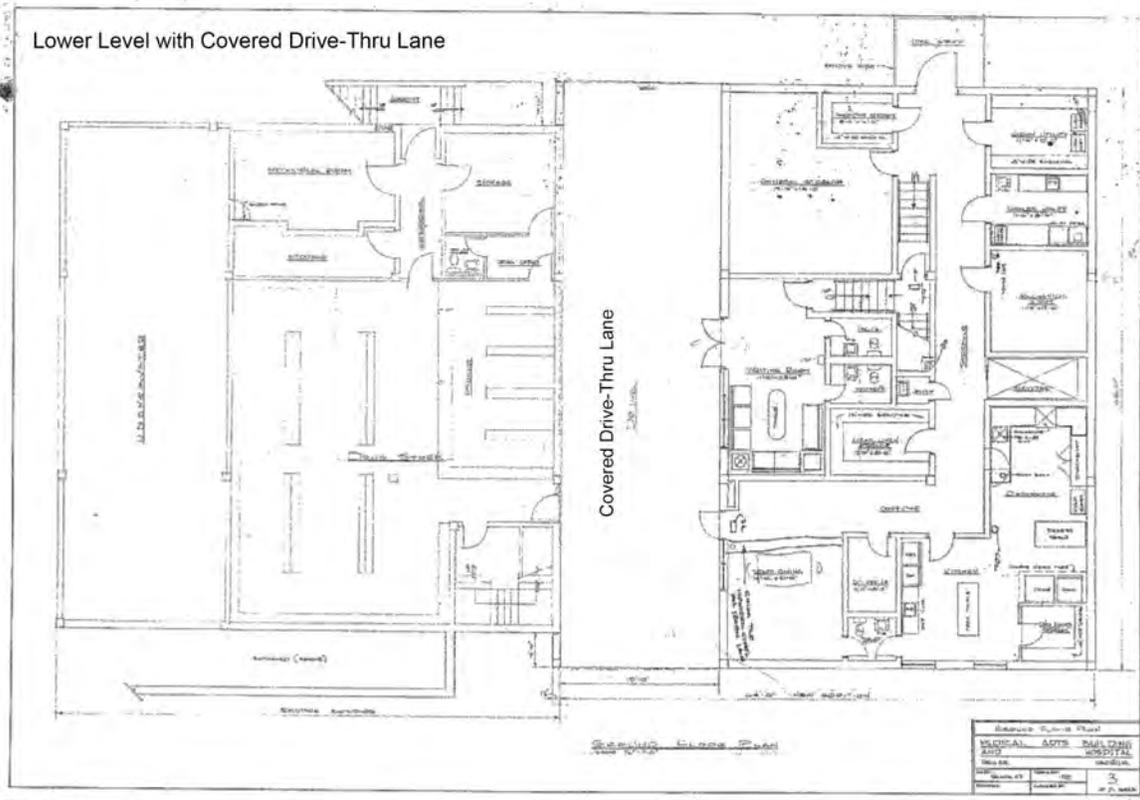
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Building Plans - Upper Level - 8,260± Sq. Ft.



Building Plans - Lower Level - (Exact square footage to be determined)



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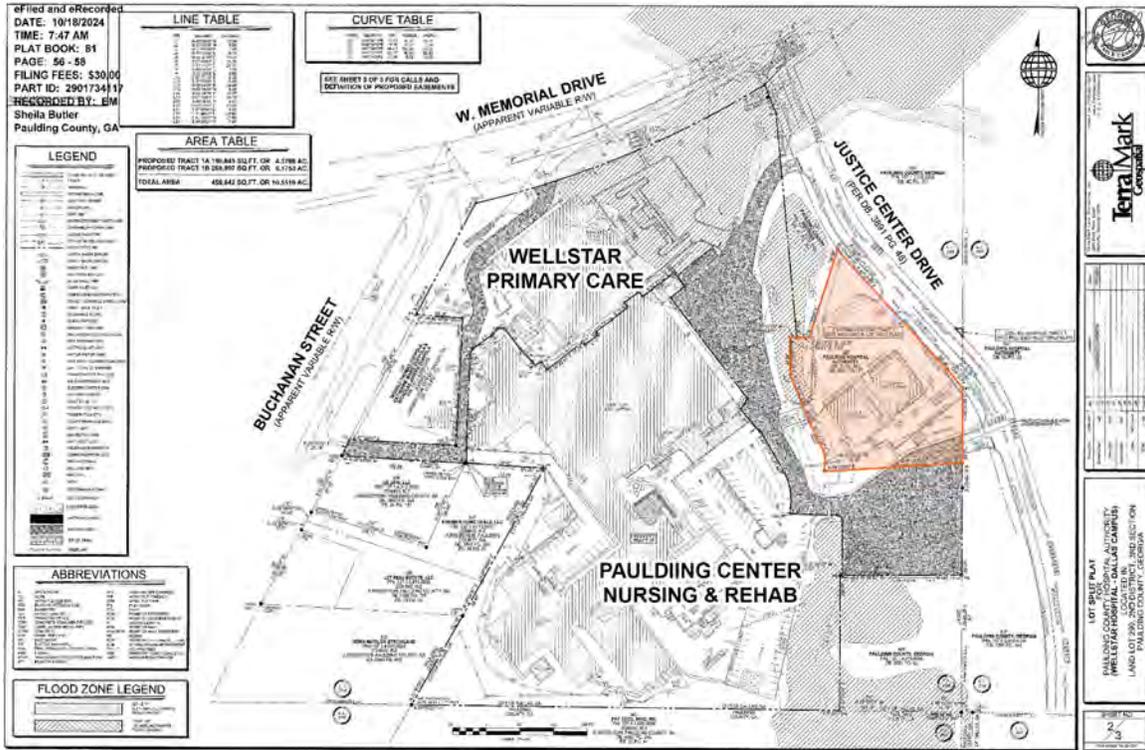
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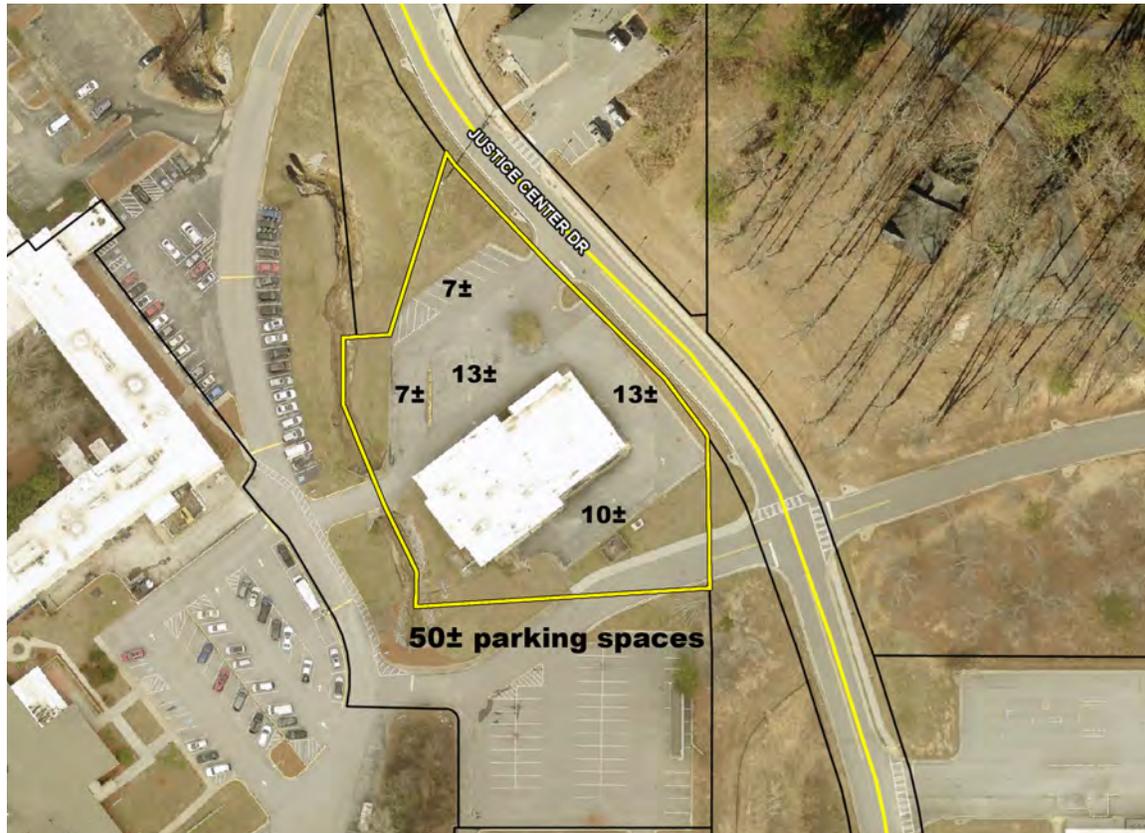
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Site Plan



Site Plan / Parking - 50± Total Parking Spaces (3± spaces per 1,000 Sq.Ft.)



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Photos



Tax Aerial



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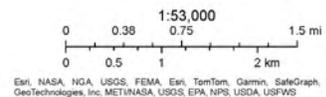
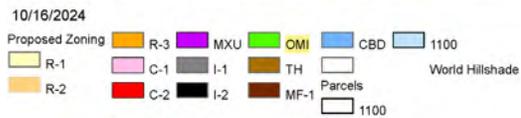
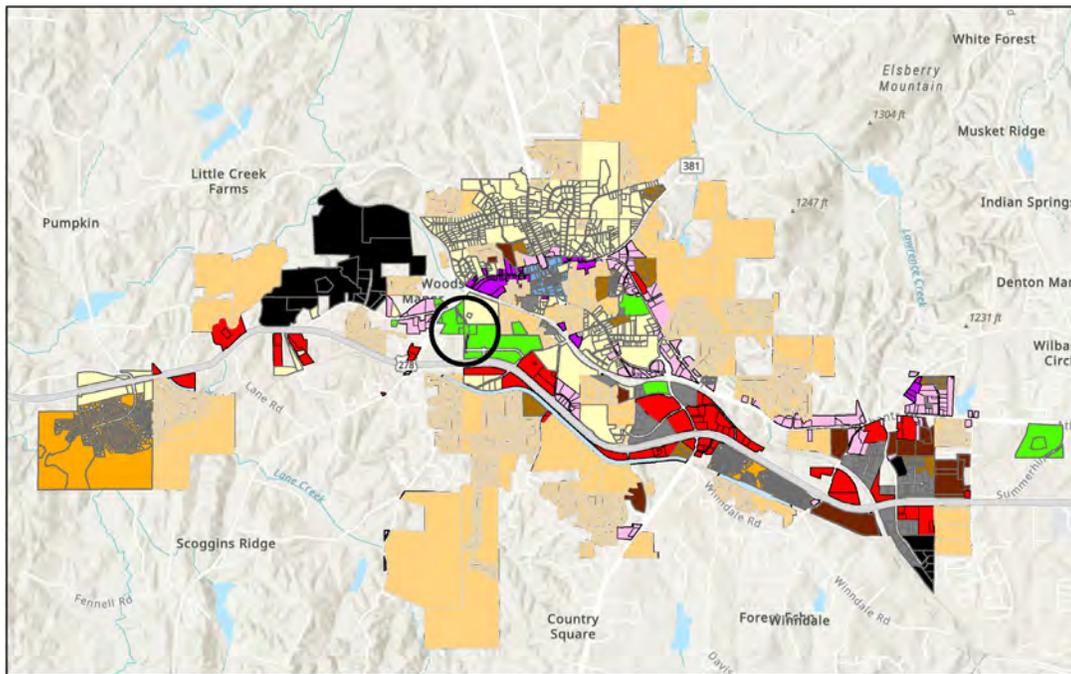
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Zoning Districts



Topography



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