

MEDICAL OFFICE BUILDING FOR SALE

# COLUMBUS ORTHOPAEDIC CLINIC

225 Tomlinson Dr, Starkville, MS 39759

**JANE ANNA WAIDE**

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**FARMER COMMERCIAL PROPERTIES**  
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# 225 TOMLINSON DR, STARKVILLE, MS 39759



## OFFERING SUMMARY

<b>Sale Price:</b>	\$4,900,000
<b>Building Size:</b>	11,773 SF
<b>Lot Size:</b>	2.54 Acres
<b>Price / SF:</b>	\$416.21
<b>Year Built:</b>	2017
<b>Zoning:</b>	Commercial

## PROPERTY OVERVIEW

Trophy medical facility built new in 2017 on 2.54 acres. 11,773 square feet featuring an indoor therapy pool, fully sprinkled building, plentiful parking, porte cochere entrance, & many extras. Building was constructed to be conducive for expansion on the west side. Full set of plans and specs available. Priced below the 2017 development costs, and well below current anticipated costs for similar facility. The building layout has: an entrance vestibule, waiting room, office areas, conference room, pool room, breakroom, six restrooms, laundry room, six treatment rooms, coffee-station with kitchen, and a large physical therapy room / gym with soaring ceilings. Extensive mechanical systems in place. Highly accessible and visible location, at an interchange of Hwy 182 and Hwy 25 bypass.

Showings to be after hours; by appt only. Bank Preapproval letter required for showing. Orthopedic & phys. therapy use to be deed restricted for 20 yrs. Owner will require time to secure space elsewhere once under contract. Owner may consider a leaseback from buyer for a limited time but not long-term; terms negotiable. All info believed correct but subject to verification.

for more information contact:

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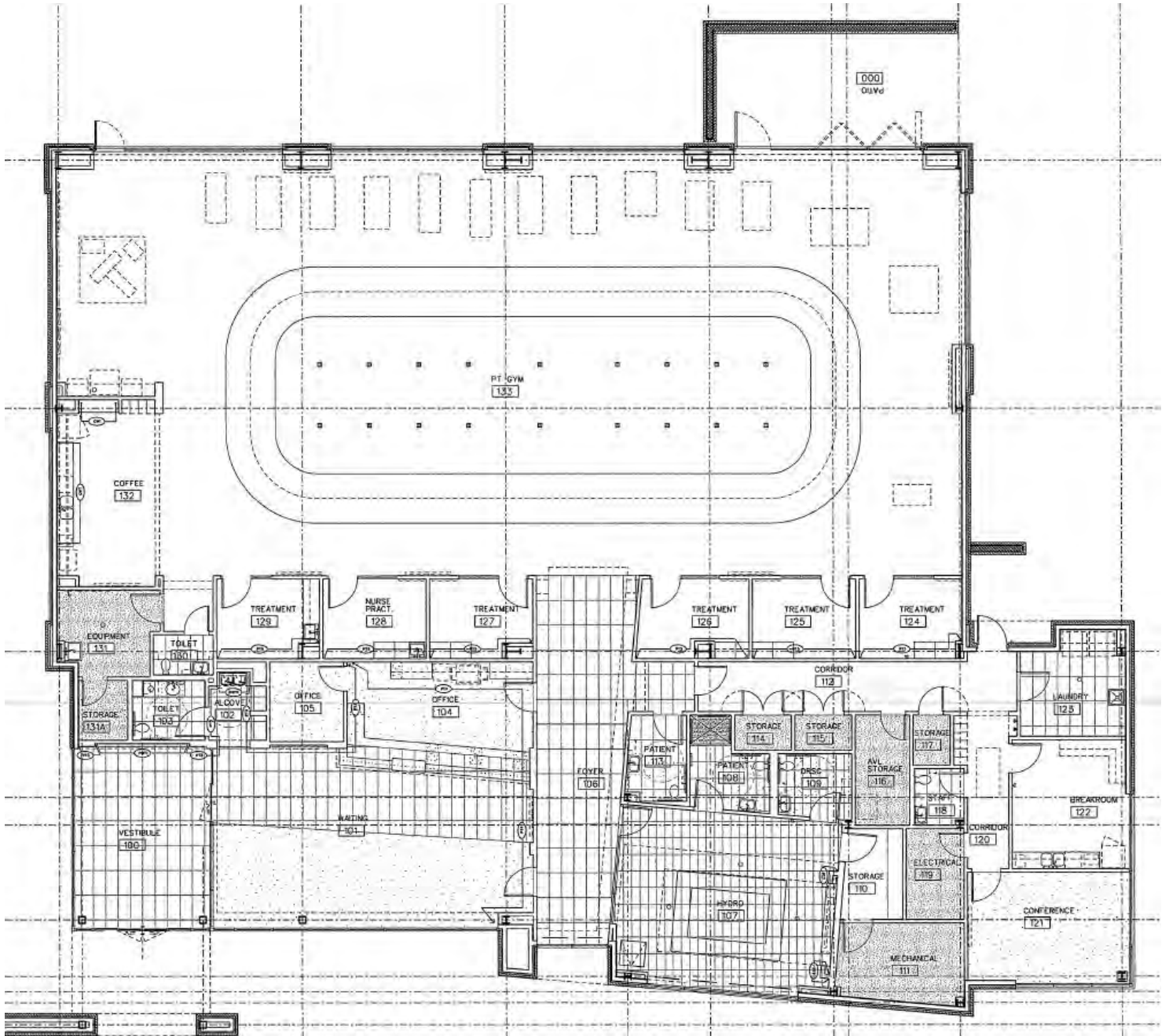
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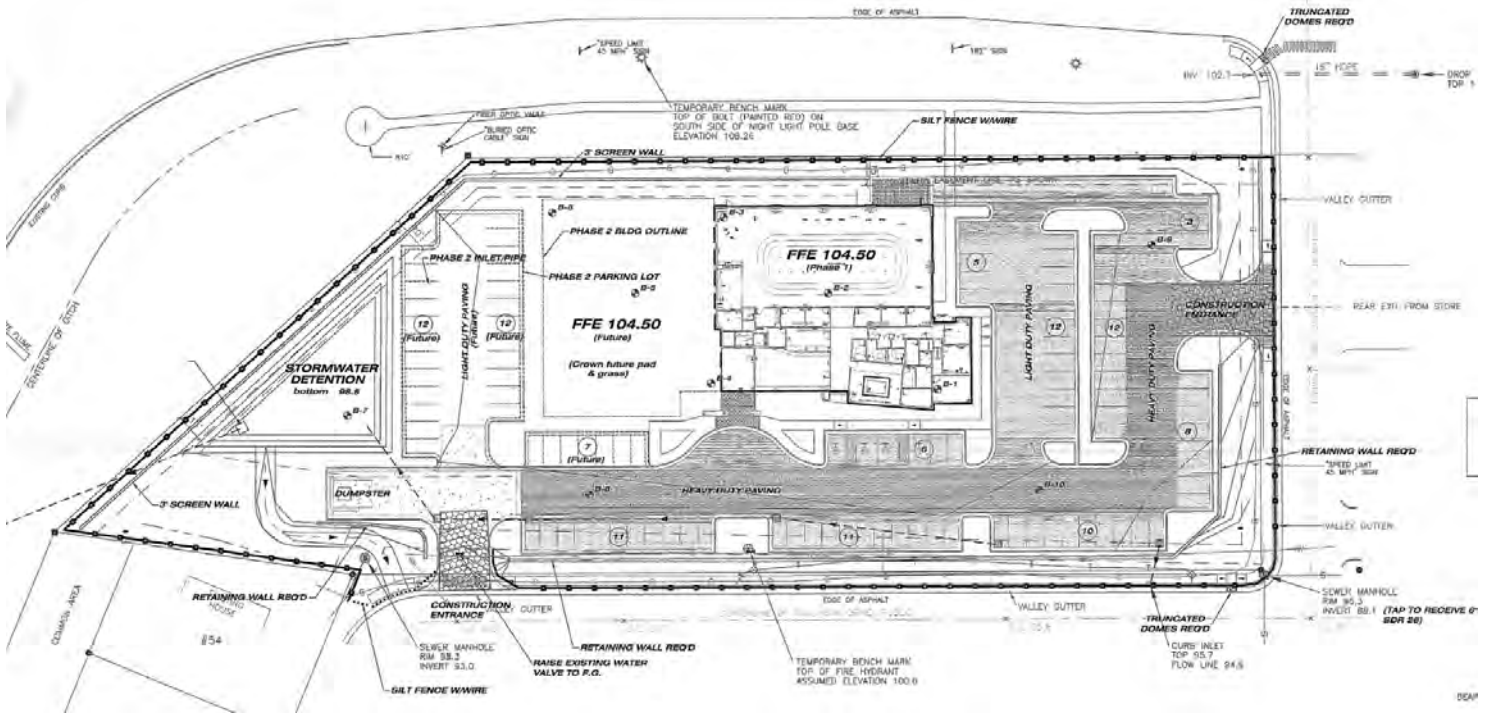
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