

Multi-Tenant Medical Office - 600 Oglethorpe Avenue, Athens, GA



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Offering Highlights

PRICE **\$1,079,000**

YEAR BUILT **1978**

SIZE **+/- 4,800 SF**

LOT SIZE **0.97 Acres**

BUILD-OUT **Dental Office**



Property Details

Boswell Properties is pleased to offer for sale 600 Oglethorpe Avenue, Building 1, located in Athens-Clarke County, Georgia. The property is a free-standing, two-tenant medical office building. The build-out is currently set up for two separate dental offices, each with 6 exam rooms, 3 restrooms, a private office, lobby and reception area. Additionally, there are lab rooms, X-ray rooms, various storage rooms and a 25'x25' interior landscaped courtyard that can be viewed from patient exam rooms.

Originally constructed in 1978, the medical office building is wood frame construction on crawl space. The building is divided into two tenant spaces with two HVAC units serving each tenant space. There are a total of 40 paved parking spaces, ADA accessible ramps and exterior security lighting serving the site. Public utilities include water, power, sewer and natural gas.

The property is located a quarter of a block from from The University of Georgia Health Sciences Campus and only 2.1 miles to Downtown Athens. Oglethorpe Avenue is a primary corridor between Hawthorne Avenue and Prince Avenue (Jefferson Road). Located with quick access to the Athens Perimeter Loop, the site is just 33 minutes from Interstate 85 and 1 hour and 50 minutes to Downtown Atlanta.

Traffic Counts

Oglethorpe Avenue - 6,150 VPD
Hawthorne Avenue - 17,400 VPD

Parcel Number

114C3- -C001B

Parking Ratio

8:1000

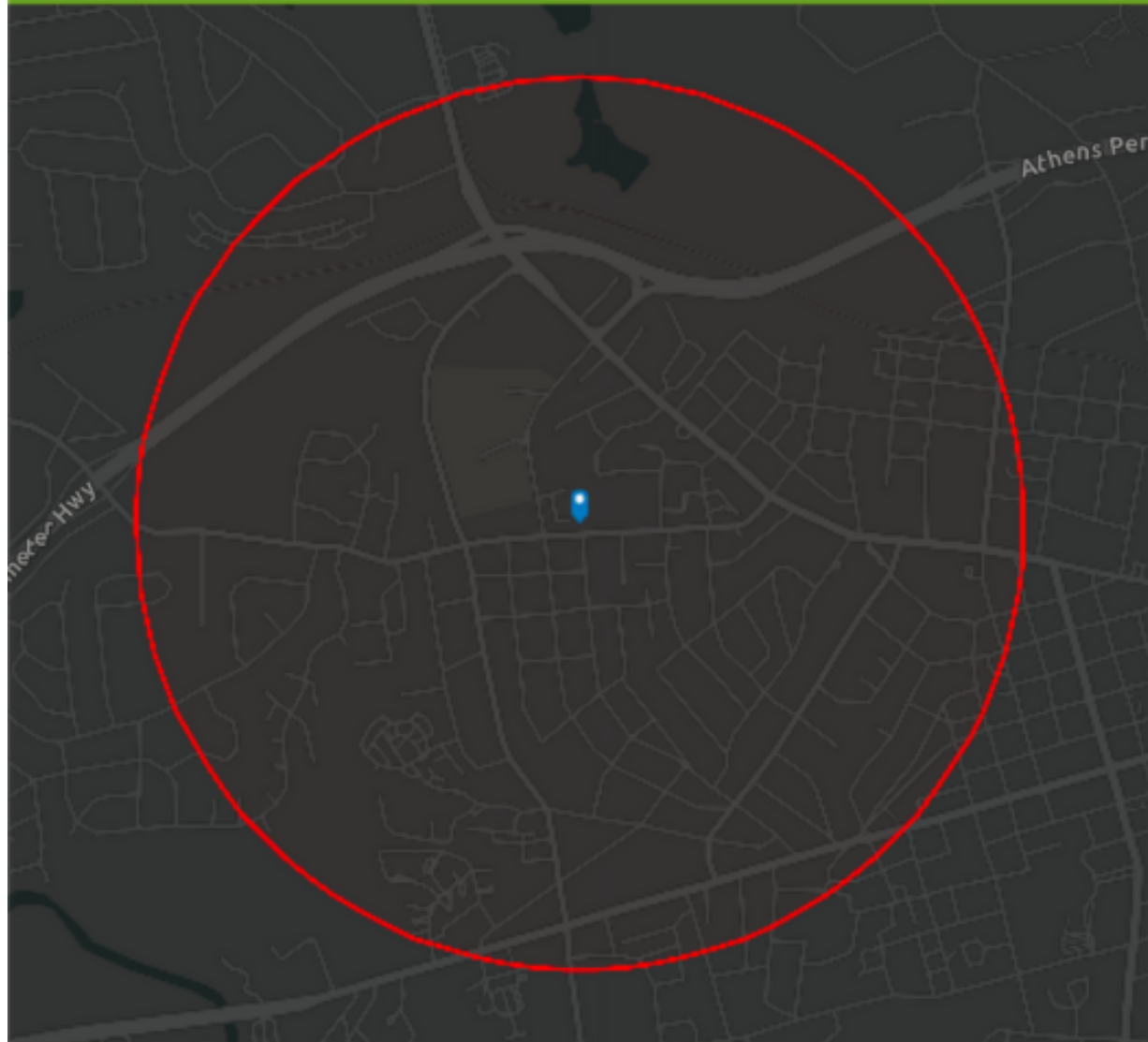
Property Size

4,800 Total Square Feet*
0.97 Acres

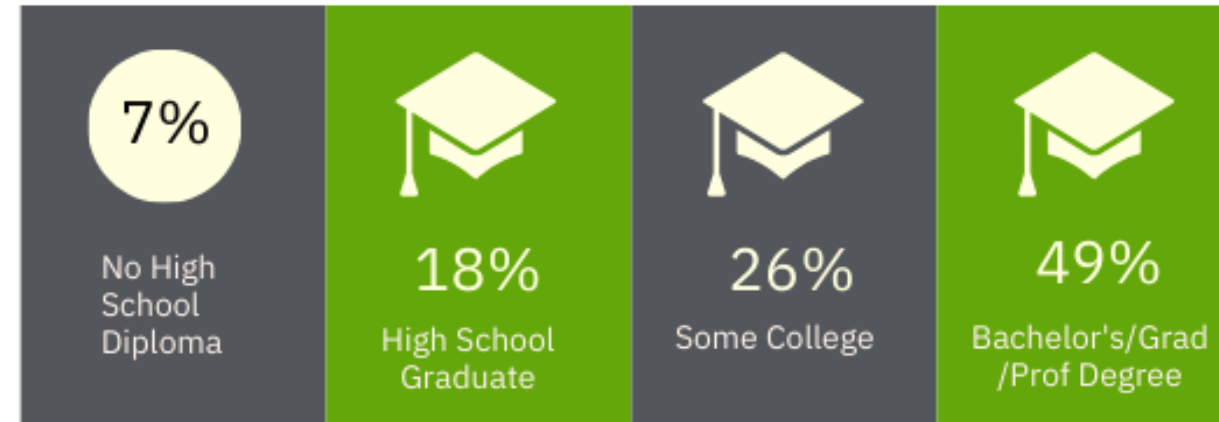
DEMOGRAPHIC PROFILE

600 Oglethorpe Ave, Athens, Georgia, 30606

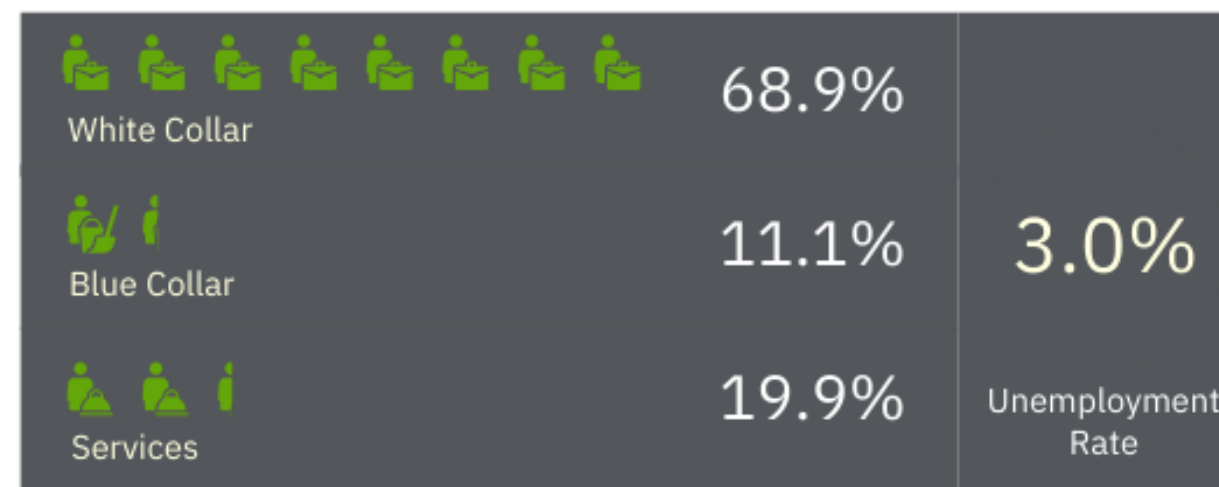
Ring of 1 mile



EDUCATION



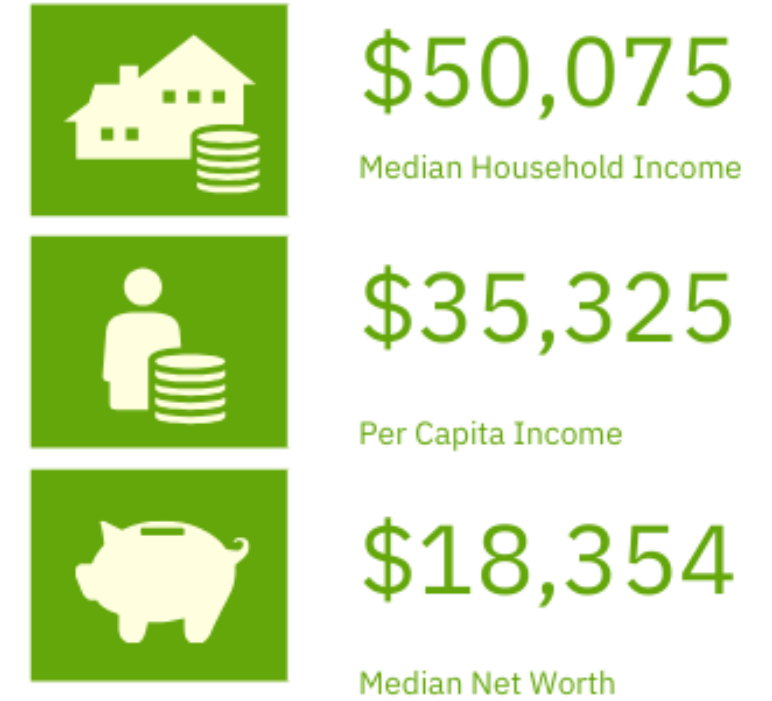
EMPLOYMENT



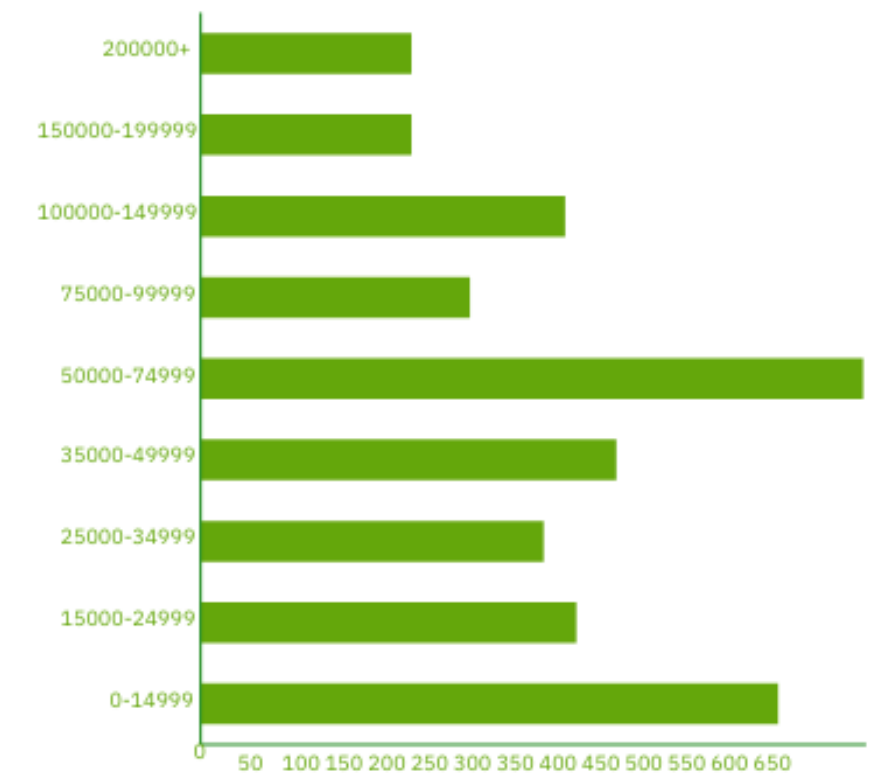
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



PROPERTY PHOTOS

