

MLS #: CC113715A (Active) List Price: \$2,300,000**1400 N Peterson Douglas, GA 31533**

Building Size:
SqFt-H/C Apx: 20000
SqFt-Data Source: Tax Card
Total Baths: 7
Levels: 1
Year Built: 1989
Parking #: 104.00
Parking: Off Street

Unit #:
Auction:
County: Coffee
Zoning:
Lot Size:
Acres: 1.35

Lot #: 0 **Block #:** 0 **District:** 6th **Map:** D010
Land Lot #: 191 **Plat:** 0 **Page:** 0 **Parcel:** 087
Wtrfrnt: None **Fld Zn:** Unknown **RdFrtFrtg:** **OthrBldg:**
Taxes - City: **Taxes - County:** 12819.59

Business Name: **Business Use:**
Lease: **Real Estate Included:** Yes **Handicap Access:** Yes
Loading Docks: N/A **O/H Doors:** N/A **Rail Access:** No **Interstate Access:** No
Features: 3 Phase, Cable TV Available

Construction: Steel Frame **Cooling:** Central-Elec
Exterior: Concrete Composite, Stucco **Heat:** Heat Pump-Water
Roof: Metal **Water:** Public
Roof Age: **Sewer:** Public Sewer
Drive Const: Concrete **Gas:**
Street Const: Paved **Electric Supplier:** City of Douglas
Fence: Partial, Wood

Owner: GlenFord LLC
Lockbox: No **LB Serial:**
Agent Owned: No **Sale Type:** Normal Sale
Prop Condition: Excellent
Showing Instructions: Appointment, Tenant
Directions: Property is located next to the Circle K between Peterson and Madison Ave on the North side of Douglas, Ga.
Public Remarks: Medical Office/Office building for sale. Almost total leased. Great investment property.
Private Remarks:
Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No
List Dt: 7/26/2024 **Expr Dt:** 7/25/2025 **Pndg Dt:** **DOM:** 1 **Org LP:** \$2,300,000

Listing Office: Eagle Mark Properties (#:16) **Listing Agent:** Benny Dockery, Jr. (#:4)
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Information Herein Deemed Reliable but Not Guaranteed