

315 W 10th St

315 W 10th St, Rome, GA 30165



Presented by
Toles, Temple & Wright Inc. Real Estate

Price: \$3,200,000



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Excellent Medical/Office Investment Opportunity in Rome, GA! This 18,768 SF medical office building is ideally positioned between Martha Berry Blvd and Turner McCall Blvd-just three blocks from Atrium Health Floyd Medical Center (formerly Floyd Hospital). The first floor (14,586 SF) includes 7,702 SF currently leased to Fresenius Kidney Care Rome, providing immediate rental income. The second floor (4,182 SF) is vacant and ready for lease or owner occupancy. The flexible layout can accommodate up to three additional tenants, making it ideal for a growing medical or professional practice. Property Highlights: Elevator access to second floor, multiple exam rooms, offices, and reception areas. Separate 3,600 SF warehouse currently leased. 1.78-acre paved lot with 62 parking spaces. High visibility and strong daily traffic counts. Prime location near major healthcare facilities and professional services. An ideal opportunity for medical or professional office users seeking a strategic location with stable income and long-term growth potential. Possible owner financing. Contact agent for financial details and current lease information.



Dan Carlton

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Toles, Temple & Wright Inc. Real Estate

611 Turner McCall Blvd NE
Rome, GA 30165



Medical or Office space

Excellent location

18,768 total sf per tax records

Asphalt parking lot

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Property Photos



Rear View

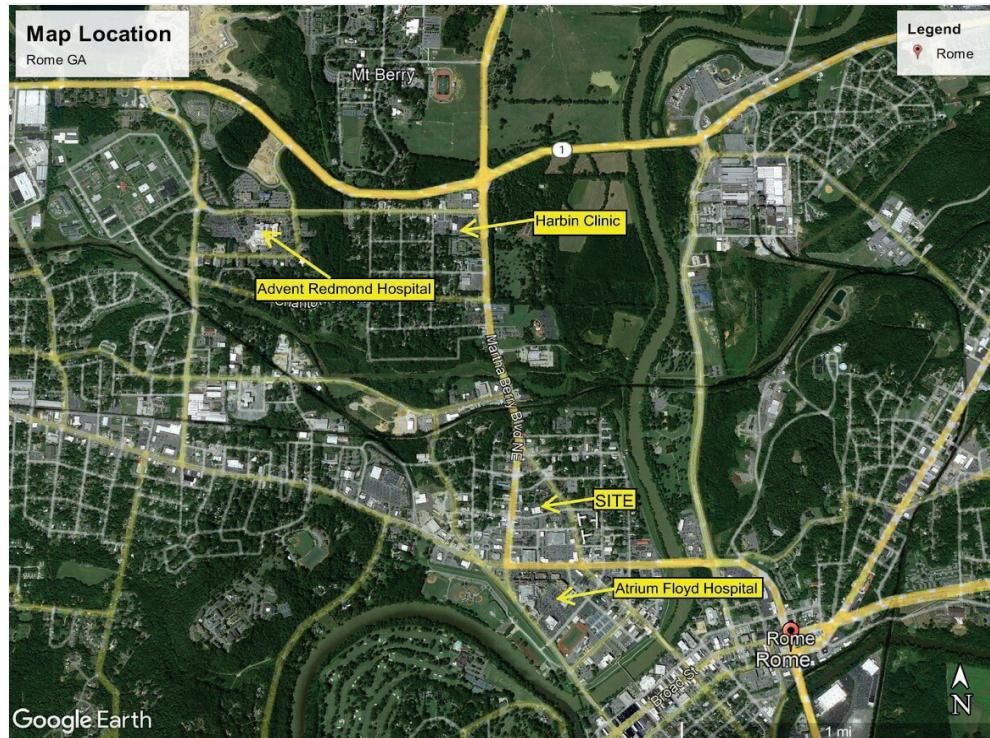


Aerial View

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Property Photos



Aerial View



DJI_20251022170606_0097_D_098_D_099_D_100_D_101_DInterior2

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Property Photos



DJI_20251022170628_0102_D_3_D_4_D_5_D_6_DInterior2



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DSC09373_4_5_6_7Interior2



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DSC09388_89_90_91_92Interior2

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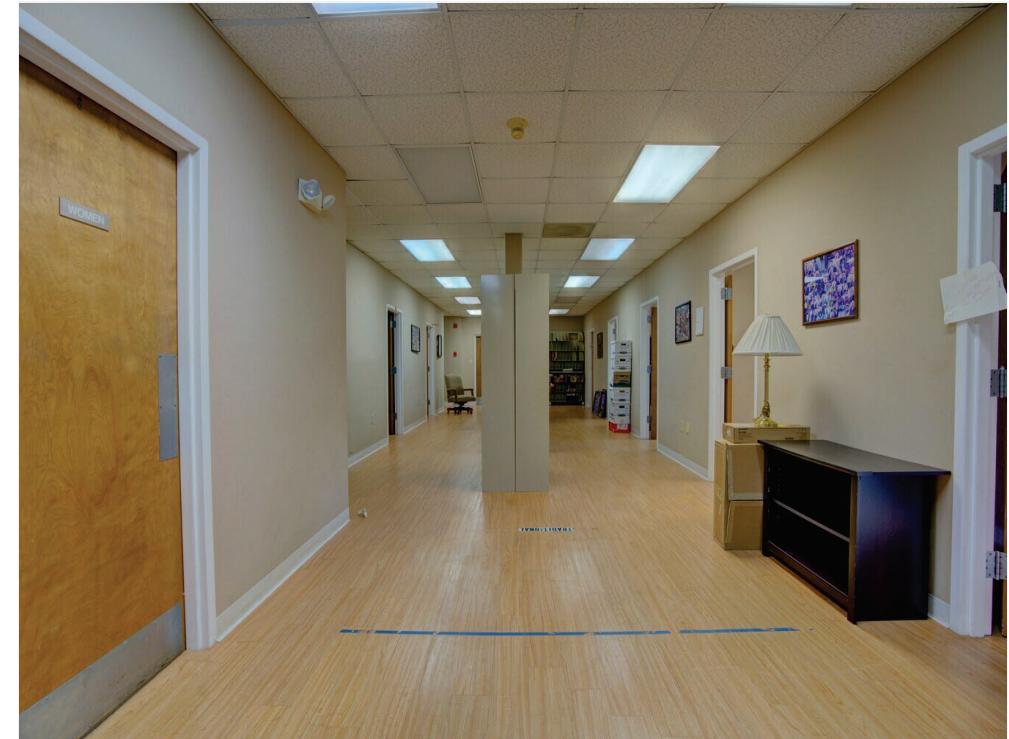
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Property Photos



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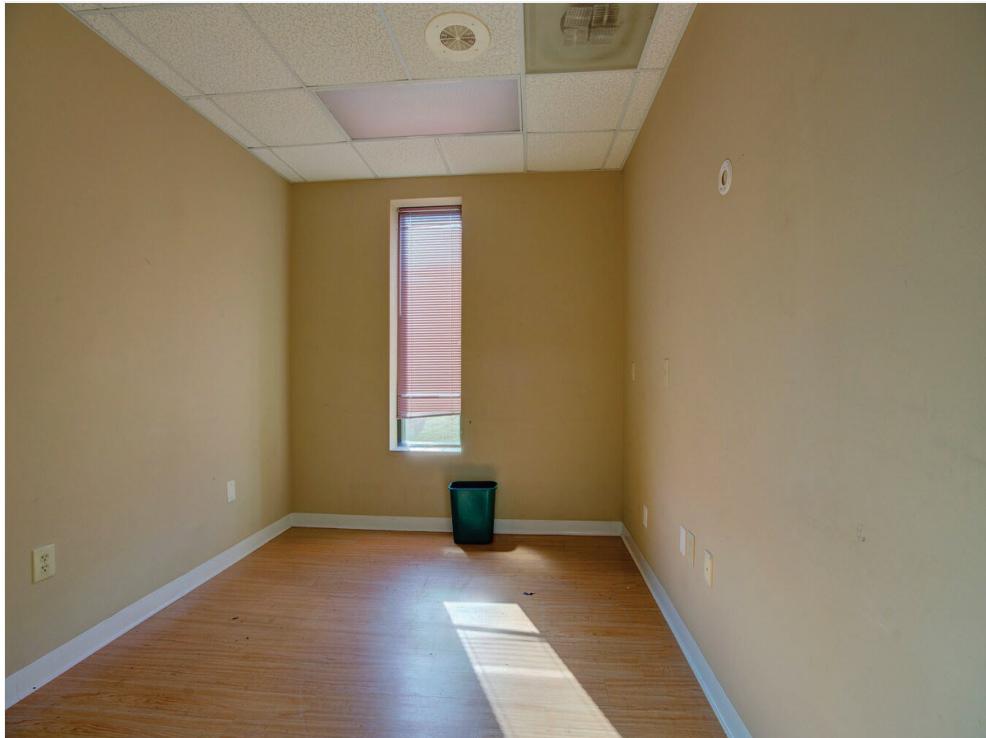


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DSC09453_4_5_6_7Interior2

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Property Photos



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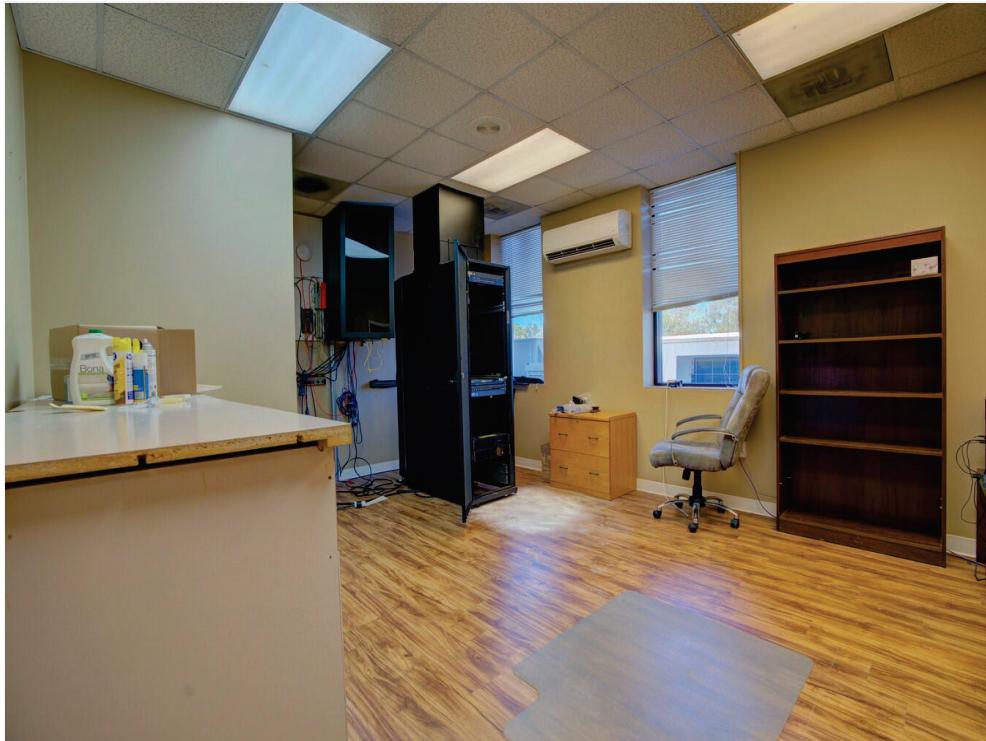


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Property Photos



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Property Photos



DSC09528_29_30_31_32Interior2



DSC09533_4_5_6_7Interior2

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Property Photos



Warehouse (leased)

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Location

