

FOR SALE

802 22ND STREET

Columbus, GA 31904



SALE PRICE

\$579,000

Carson Cummings

(706) 289-2468

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL
KENNON & PARKER**

FOR SALE

802 22ND STREET

Columbus, GA 31904



PROPERTY DESCRIPTION

This commercial property at 802 22nd Street presents a 3,367 SF building ideally suited for office or medical use, offering a single unit. The building was constructed in 1990. Zoned RO, the property provides an excellent investment option for those seeking a strategic location to establish or expand their business.

PROPERTY HIGHLIGHTS

- 3,367 SF building
- Built in 1990
- Zoned RO
- Strategic Columbus location

OFFERING SUMMARY

Sale Price:	\$579,000
Number of Units:	1
Lot Size:	0.43 Acres
Building Size:	3,367 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	427	1,117	4,311
Total Population	944	2,498	9,535
Average HH Income	\$35,714	\$37,644	\$44,360

Carson Cummings
(706) 289-2468



**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

FOR SALE

802 22ND STREET

Columbus, GA 31904



Carson Cummings
(706) 289-2468

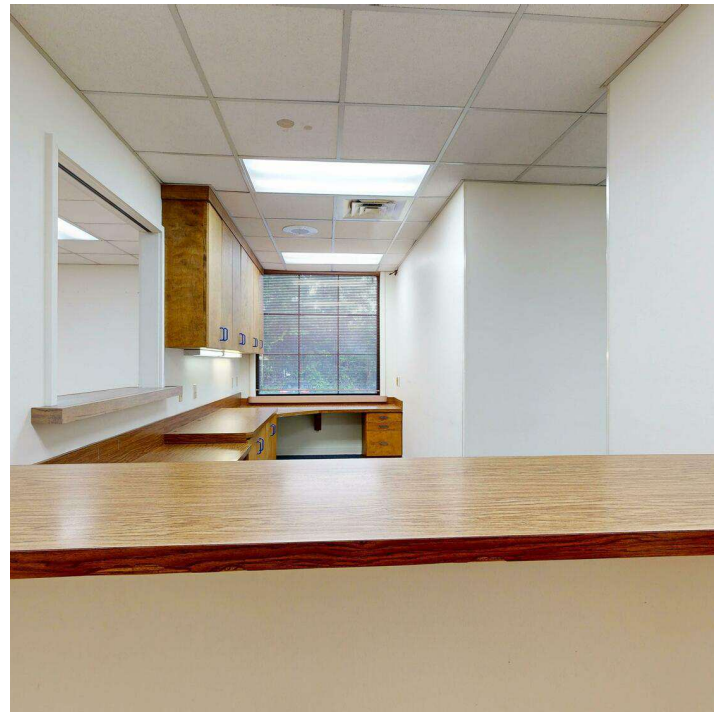


**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

FOR SALE

802 22ND STREET

Columbus, GA 31904



Carson Cummings
(706) 289-2468

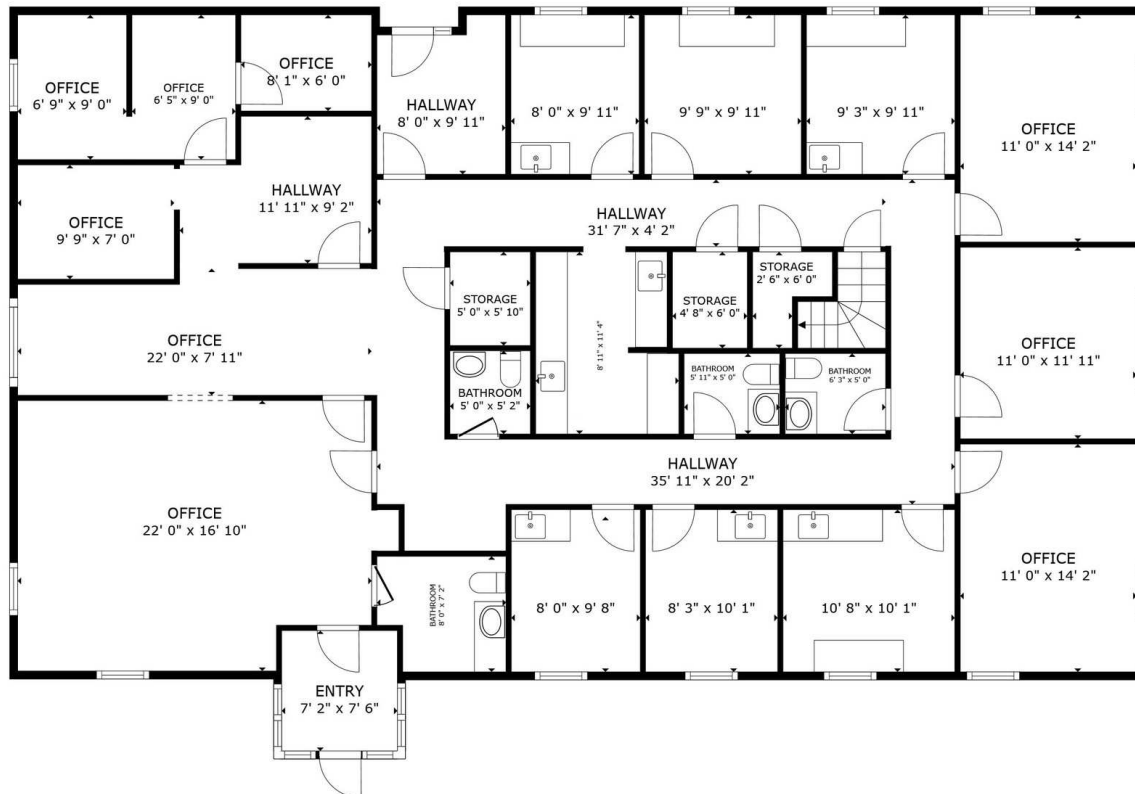


**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

FOR SALE

802 22ND STREET

Columbus, GA 31904



Carson Cummings
(706) 289-2468

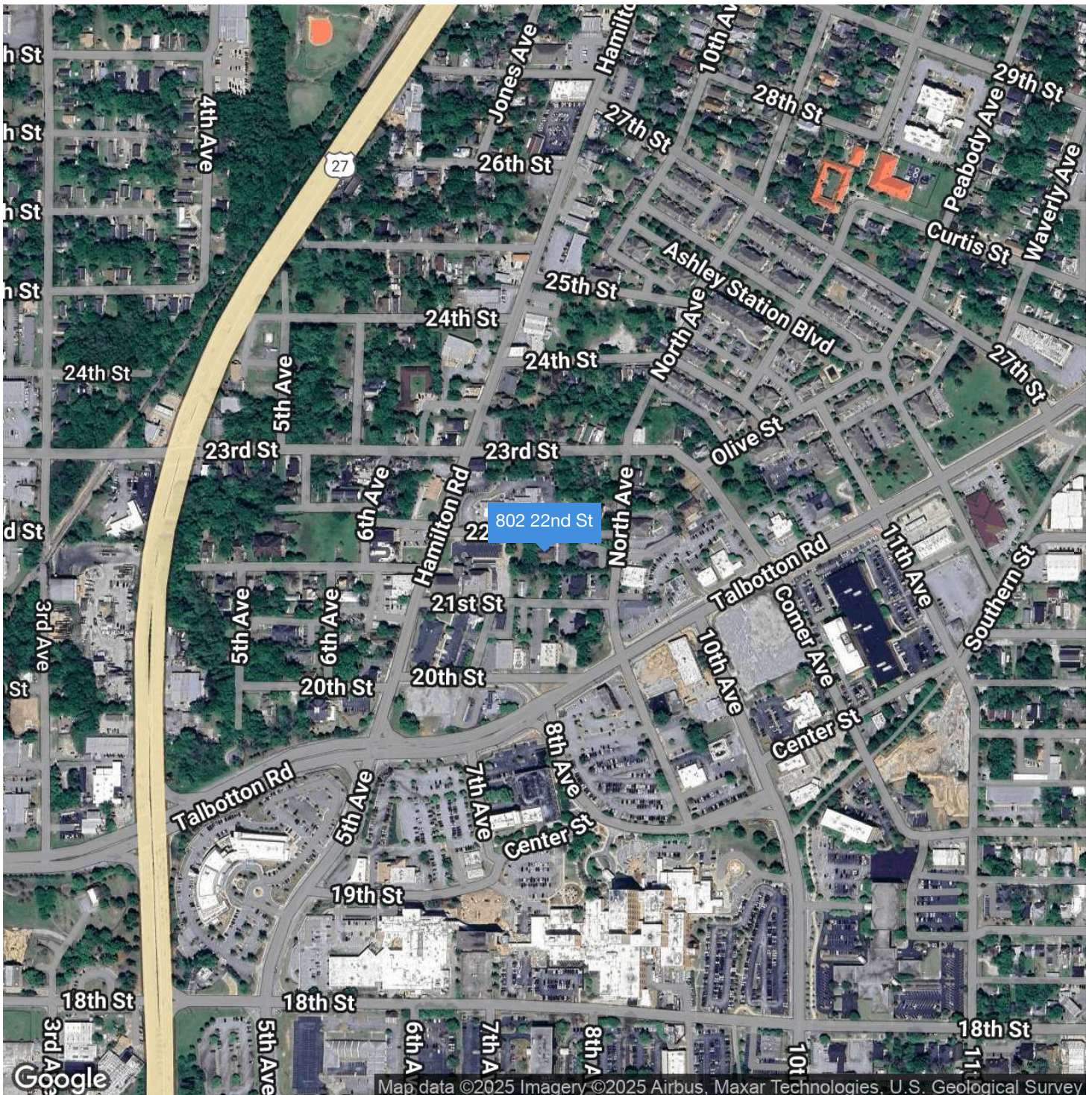


**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

FOR SALE

802 22ND STREET

Columbus, GA 31904



Carson Cummings
(706) 289-2468

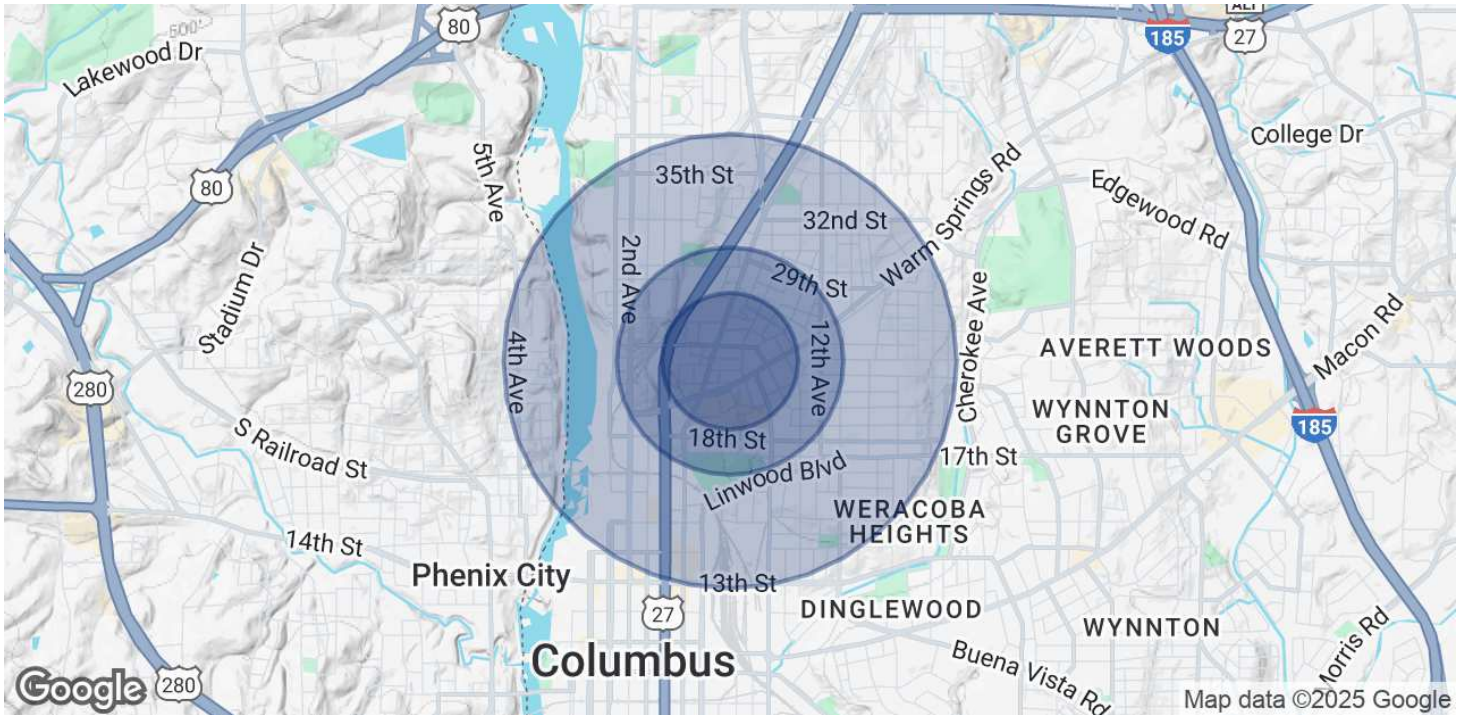


**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

FOR SALE

802 22ND STREET

Columbus, GA 31904



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	944	2,498	9,535
Average Age	39	38	38
Average Age (Male)	37	37	37
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	427	1,117	4,311
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$35,714	\$37,644	\$44,360
Average House Value	\$77,512	\$89,057	\$127,361

Demographics data derived from AlphaMap

Carson Cummings
(706) 289-2468



**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER