

SALE

MEDICAL OFFICE BUILDING

95 TRUMAN ROAD

HAWKINSVILLE, PULASKI COUNTY, GA 31036



SALES PRICE: \$615,000

**DEIDRA STEWART
EXCLUSIVE AGENT**

**478.508.2652
deidra@cbcgeorgia.com**

**990 Riverside Drive
Macon, GA 31201**



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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Created 3/4/25

PROPERTY OVERVIEW

BUILDING INFORMATION	<p>5,270± SF Medical Office Building (Floor Plan Page 3)</p> <p>Former Serenity Adult Day Health</p> <ul style="list-style-type: none"> • Reception Area • Four (4) large activity rooms <ul style="list-style-type: none"> • Private office • Kitchen • Laundry room • Four(4) restrooms; one with shower
USES	<ul style="list-style-type: none"> • Medical Clinic (15± Bed Capacity) • Rehabilitation Clinic • Daycare Center • Assisted Living Facility
MISCELLANEOUS	<ul style="list-style-type: none"> • ADA Accessible • Alarm System
YEAR BUILT	2004
SITE	2 Acres
HVAC	Three (3) HVAC units (2018)
ROOF	Asphalt Shingles
PARKING	<ul style="list-style-type: none"> • 12 Paved spaces in front of building • Side and rear yard fenced
SIGNAGE	Monument sign
UTILITIES	All utilities available (Septic System)
TAX BILL	\$5,253.16 (2024)
ZONING	C3

LOCATION OVERVIEW

- Located 1/2 mile from Taylor Regional Hospital
- 20 Miles from Perry
- 25 Miles from Warner Robins
- 50 Miles from Macon



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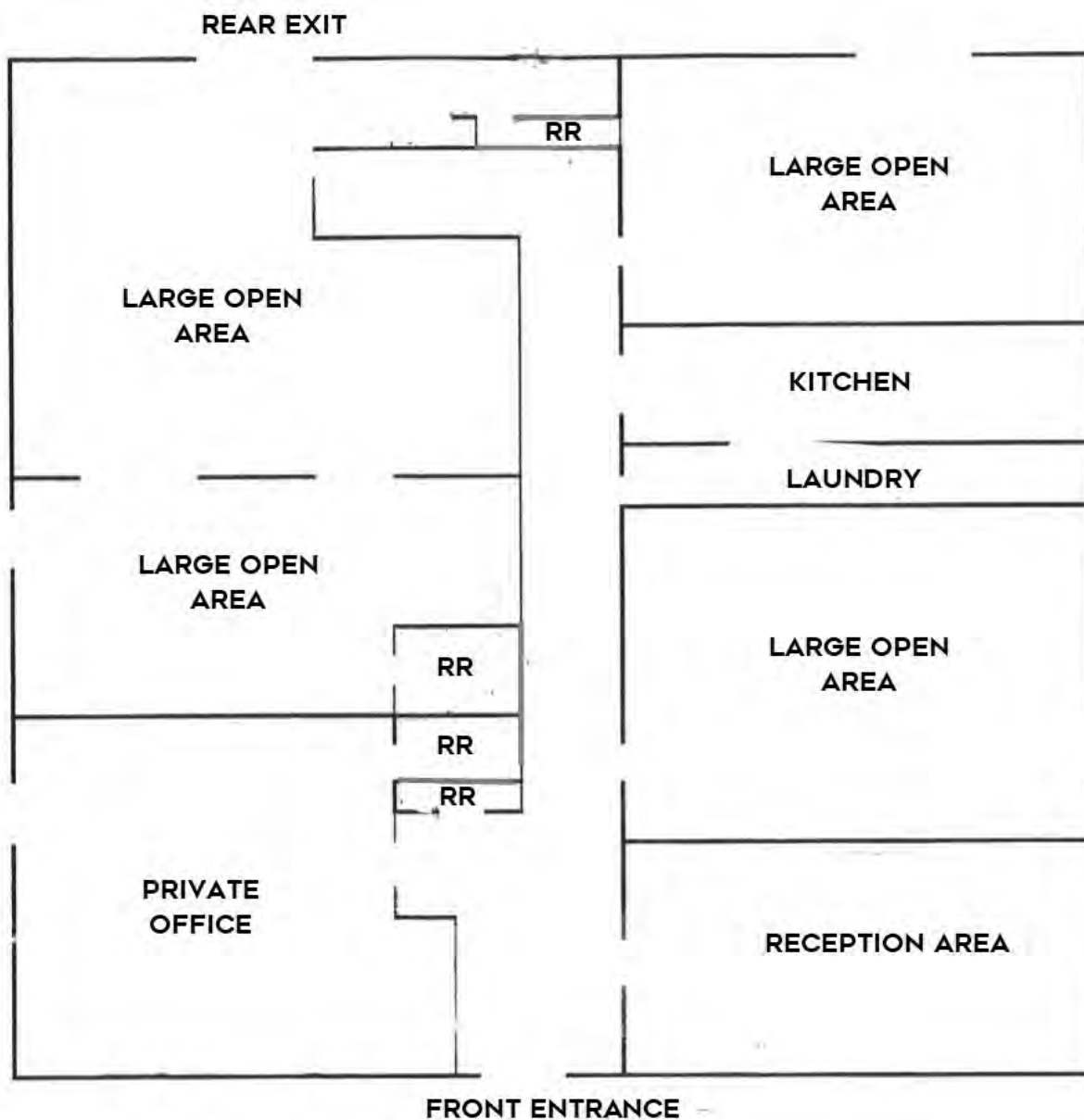


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FLOOR PLAN



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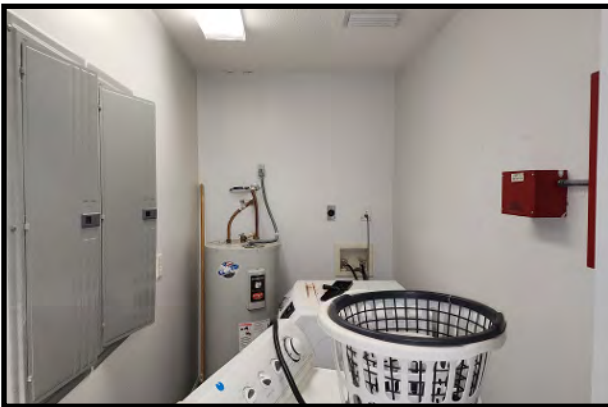
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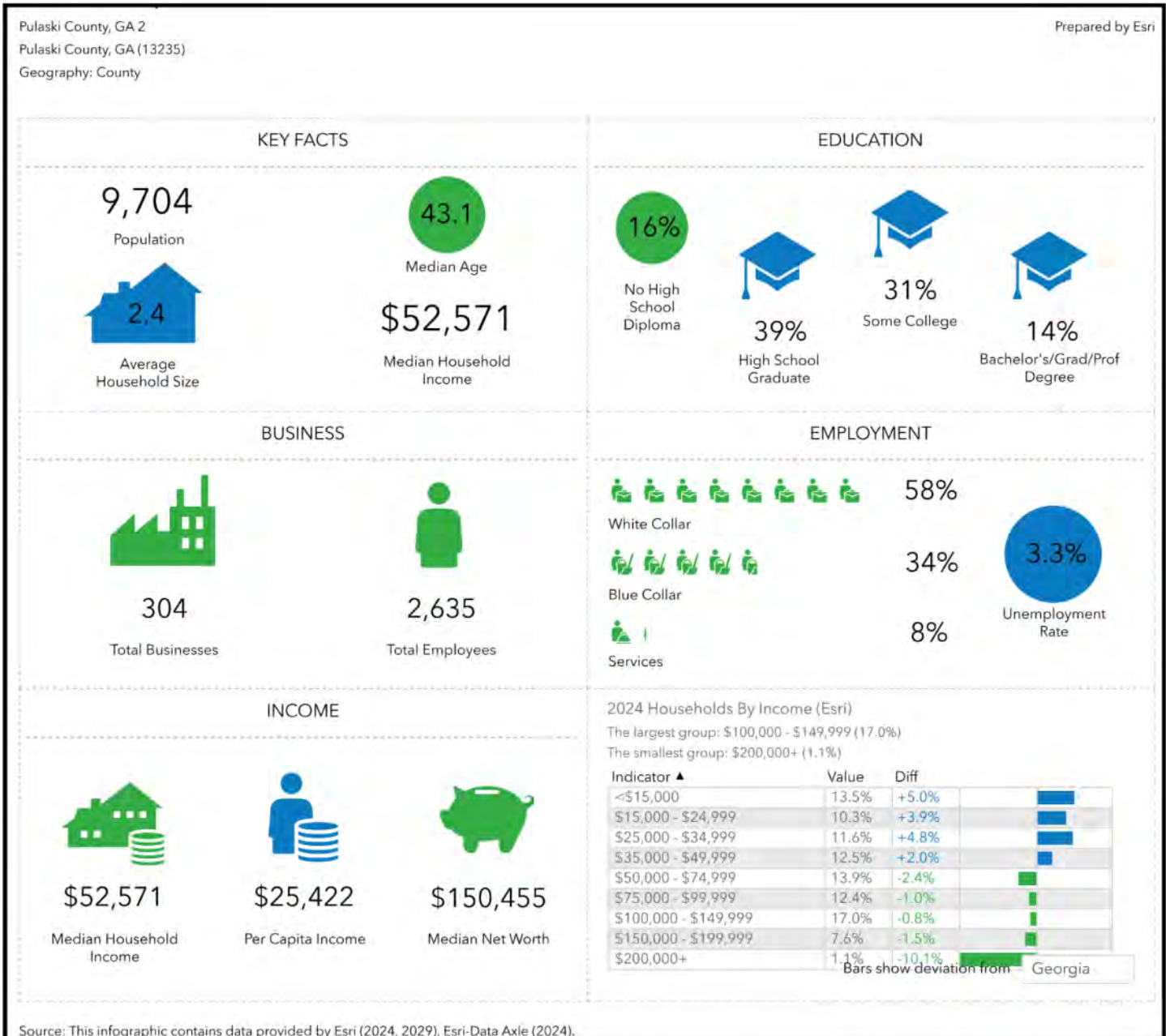


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