

**PRICE
REDUCED**

OFFICE BUILDING
1041-1043 N HOUSTON ROAD, WARNER ROBINS, GA 31093



REDUCED SALES PRICE:
~~\$250,000~~ \$230,000

REDUCED LEASE RATE:
~~\$2,000.00~~ \$1,900.00/MONTH

LOCATION OVERVIEW

- Convenient to shopping, eateries and banks
- 2 miles to Houston Medical Center
- 4 miles to Robins Air Force Base
- Zoned C2

PROPERTY OVERVIEW

- 2,208± SF Office Building
 - Reception
 - Waiting room
 - Administrative office
 - Doctor suite
 - Three (3) exam rooms
 - Lab
 - X-ray room
 - Two (2) break rooms
 - Utility closet
- .56± Acres
- 22 parking spaces plus one handicap space
- Two (2) year minimum lease
- Minimum 680 Credit score

BRADLEY "BRAD" BLOODWORTH
478.951.3712 Cell
bradley.bloodworth@cbcgeorgia.com

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**

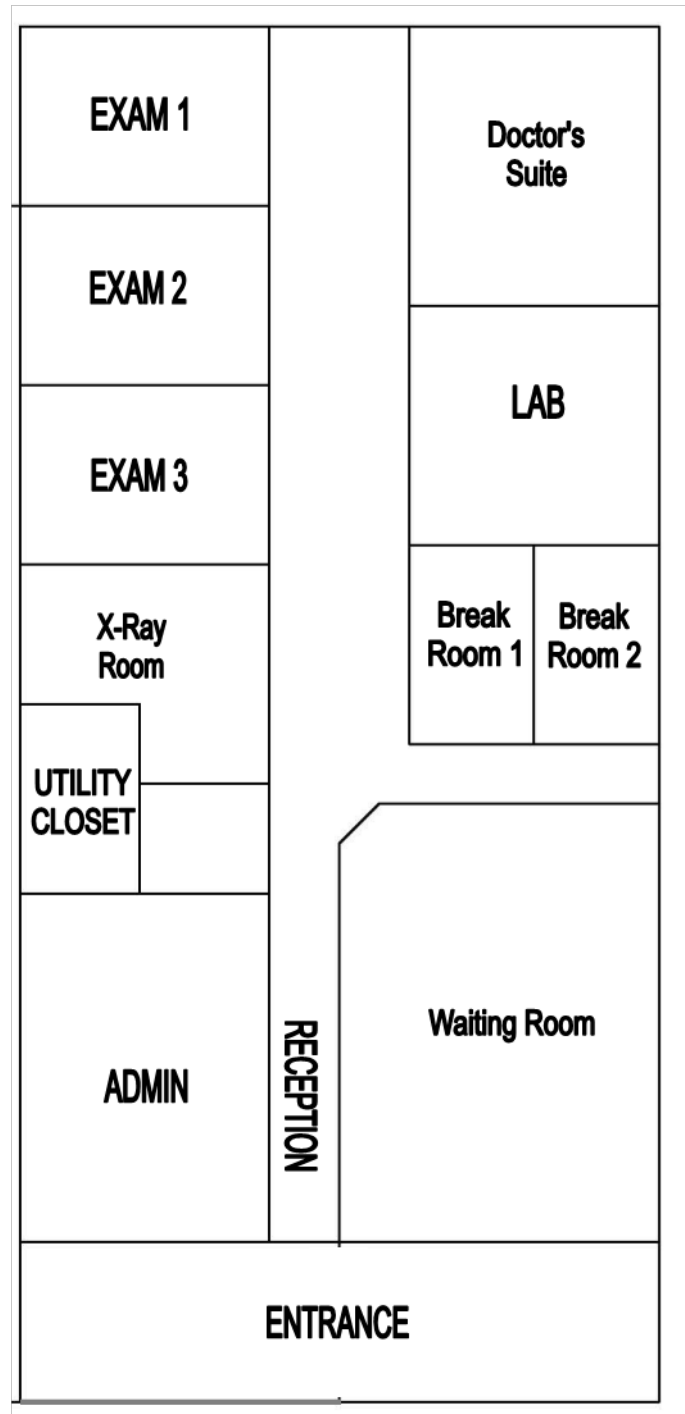
EBERHARDT & BARRY
Revised 1/7/25

BUILDING INFORMATION:	<ul style="list-style-type: none"> • 2,208± SF Office Building <ul style="list-style-type: none"> - Reception - Waiting room - Administrative office - Doctor suite - Three (3) exam rooms - Lab - X-ray room - Two (2) break rooms - Utility closet • Sheetrock will be replaced and repainted • Walls may be moved as needed
LAND AREA:	<ul style="list-style-type: none"> • .56± Acres Total • Two (2) separate parcels: 0W071031A000 & 0W071003000
YEAR BUILT:	1982
WALL:	Painted sheetrock
FLOORING:	LVP wood/laminate and carpet
DOORS:	Solid wood
CEILING/ LIGHTING:	2X2 Lay in ceiling tiles; fluorescent light fixtures
HVAC:	Central heat and air conditioning
ZONING:	C2
PARKING:	22 parking spaces plus one handicap space
UTILITIES:	All public utilities serve the property.
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FLOOR PLAN



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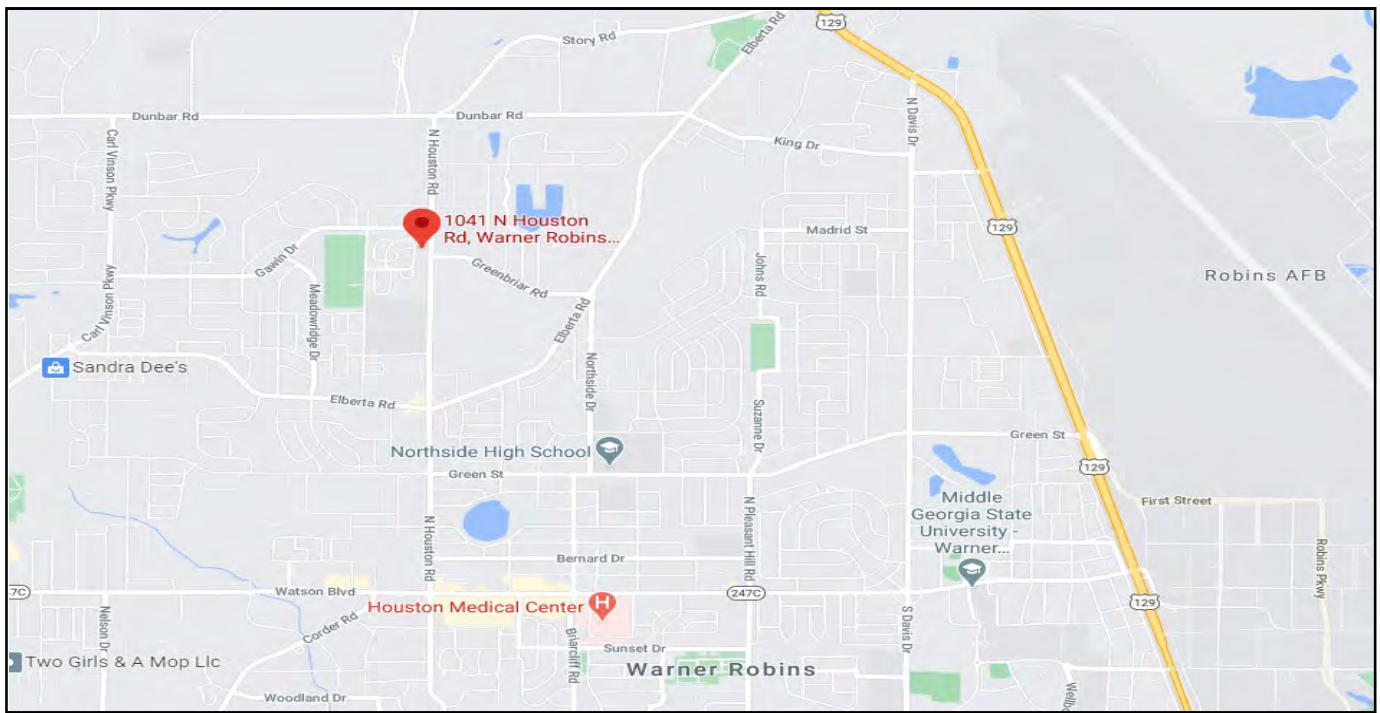
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DEMOGRAPHICS - HOUSTON COUNTY

