

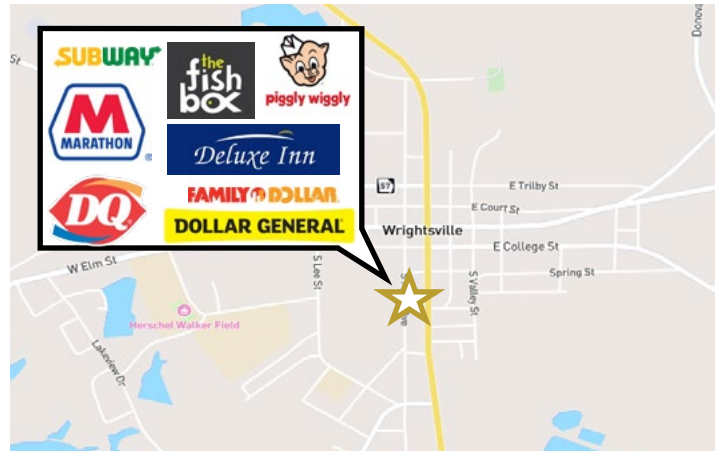
# FOR SALE

## Vacant Doctors Office

8561 S Marcus St, Wrightsville, GA

### 8561 S Marcus St Wrightsville, GA 31096

Building Size	± 2,552 SF
Year Built	1935
# of Buildings	1
# of Floors	2
Building Status	Vacant
Foundation	Masonry
Exterior	Wood
Roof	Asphalt shingles (age unknown)
HVAC	Central Heat/AC (age unknown)
Property Taxes	\$789.52 (2023 Est.)
Site Size	± 0.35 Acres
Zoning	C-2 General Commerical District
Ideal/Permitted Uses	Professional office users, doctors office, real estate building, tax services, accounting firms, insurance company, HVAC technicians, electricians, and several other general office type uses.
Parcel ID	W17 006
Parking	Off-street parking (driveway)
Traffic Counts	4,530 VPD on S Marcus St
Ingress/Egress	2 (property is accessible via S Marcus St & S Myrtle Ave)
Frontage	73' on S Marcus St
Depth	183'
Additional Features	Previously occupied by doctors office. Subject property features waiting area, reception window/desk, multiple exam/office rooms, kitchenette, and multiple restrooms. Property also has an upstairs (1,276 SF) which features plumbing, room for a single office, plus storage room

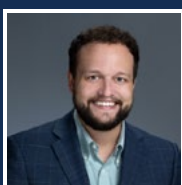


Demographics	1 Mile	3 Miles	5 Miles
Population	1,650	4,208	5,310
Households	701	1,099	1,562
Avg. HH Income	\$52,109	\$52,699	\$56,817

## Purchase Price: \$90,000

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

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