

Medical Office Building For Sale

607 Blue Bird Blvd -Fort Valley, GA 31030

\$325,000 List Price



Scott Free, Broker Owner
478-951-3333 Cell
478-218-2600 Office
scottfree@cbfreerealty.com



**COLDWELL BANKER
COMMERCIAL**

THE FREE GROUP

Coldwell Banker Commercial The Free Group
1271 S. Houston Lake Road
Warner Robins, GA 31088
www.cbfreecommercial.com

Property Overview

2,311 SF BUILDING

ZONED I-N

SITS ON .54 ACRES

BUILT IN 1989

Description

Coldwell Banker Commercial The Free Group introduces a 2,311 SF commercial medical office building for sale located at 607 Blue Bird Blvd. in Fort Valley, GA. List price is \$325,000.

Built in 1989, the medical office building was operating as a dental clinic. The building features a medical-friendly layout with five exam rooms, reception office, storage room, laboratory, X-ray room, and a private office with its own bathroom. There is a staff lounge with an attached bathroom, and the waiting room includes a separate patient bathroom. In the rear is an equipment room located directly across from the second entrance which is handicap accessible. The property is zoned I-N and part of the institutional zoning district in Fort Valley and is surrounded by other medical offices, institutions, and clinics. There is parking on the side and in the rear of the building.



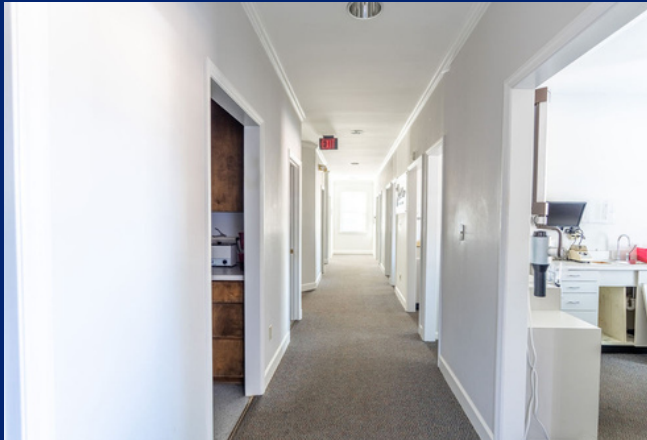
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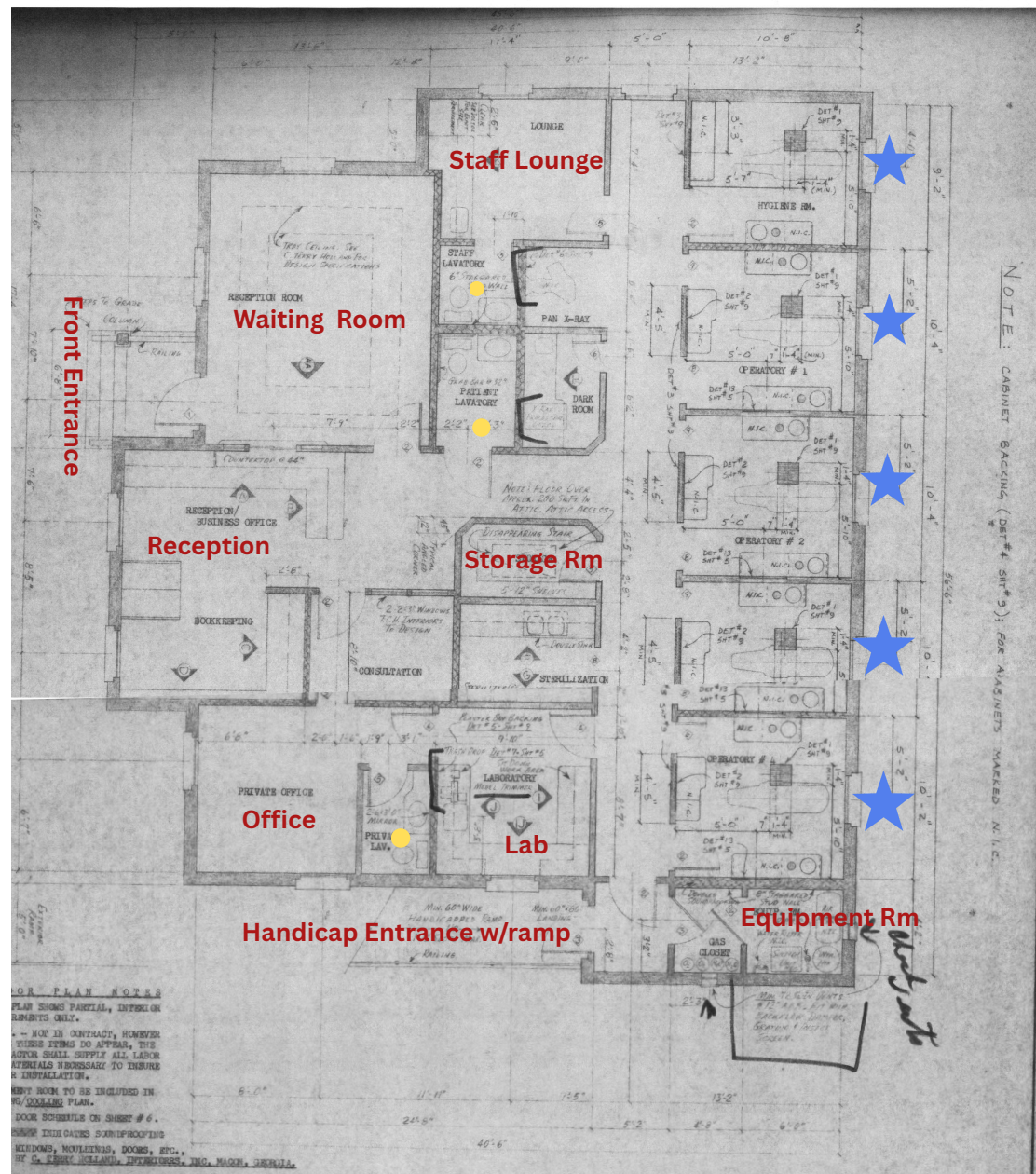


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Interior Layout



★ EXAM ROOMS ● BATHROOMS

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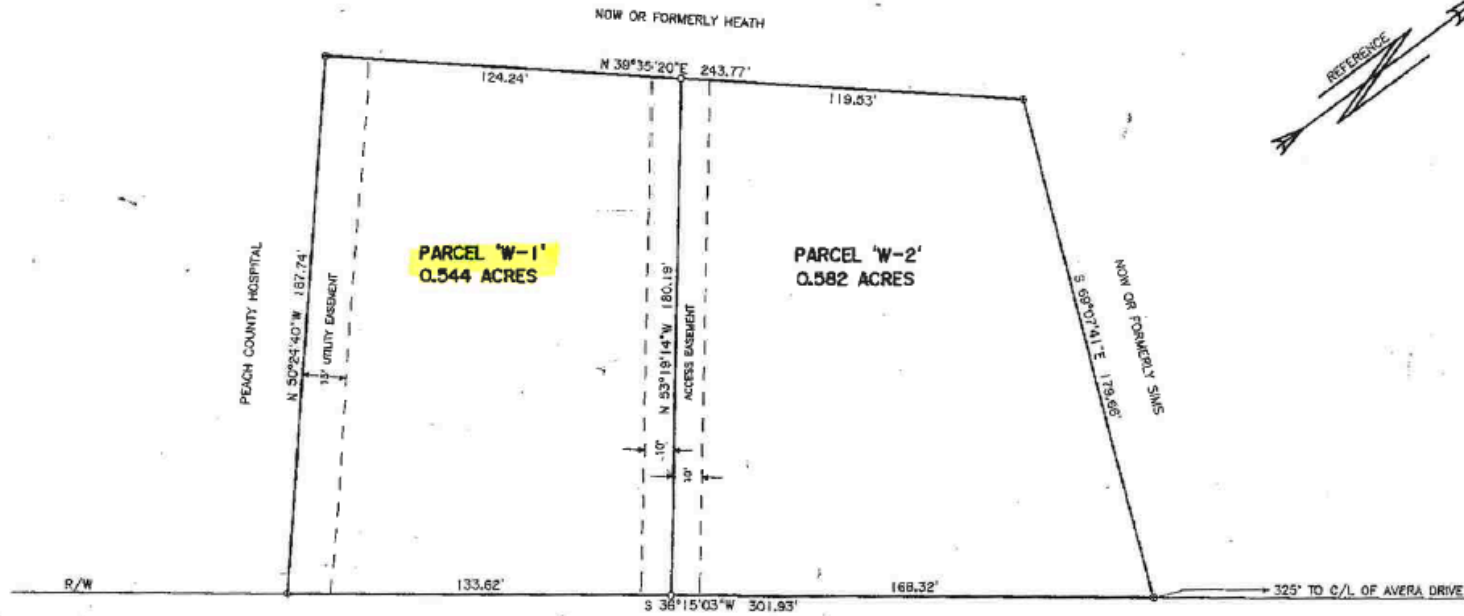
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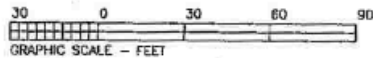
REFERENCE: SURVEY FOR CURTIS E. WAITES JR.
BY PUTRAL SURVEYING DATED APRIL 25, 1989



NORTH CAMELLIA BLVD
100' R/W - AKA STATE ROUTE 49

Now known as Blue Bird Blvd.

- PROPERTY MARKER FOUND
- 1/2" REBAR PLACED



CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31080 FEET AND AN ANGULAR ERROR OF 0.5" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 288850 FEET.

THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-512 ELECTRONIC TOTAL STATION ON 7-20-08



PEACH COUNTY PLAT APPROVAL
ZONING OFFICER *[Signature]* DATE 7/21/08
NOTES:

IMPROVEMENTS NOT SHOWN THIS SURVEY

SURVEY FOR

CURTIS E. WAITES, JR.

LOCATED AS SHOWN IN
THE CITY OF FORT VALLEY
PEACH COUNTY
GEORGIA

SCALE 1" = 30' JULY 23, 2008

JONES SURVEYING & ENGINEERING INC.

PERRY, GEORGIA (478) 987-2705

PLAT NUMBER - C-3720

AR39

Recorded August 22, 2008 10:45 A.M. *[Signature]* Deputy Clerk

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AERIAL

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