

COMMERCIAL PROPERTY FOR SALE

3554 Hilton Avenue, Columbus, GA 31904

Asking Price:	\$234,000	Building Size:	1,782 SQ FT
Property Status:	Vacant / Turnkey Opportunity	Parking Capacity:	12+ Private Spaces

KEY PROPERTY FEATURES

- **Brand New Roof** – Recently replaced, ensuring zero immediate capital expenditures.
- **New HVAC System** – Completely modernized climate control for energy efficiency.
- **Turnkey Office/Retail Layout** – Move-in ready configuration ideal for professional service providers, medical offices, or boutique retailers.
- **12+ Dedicated Parking Spaces** – Generous private parking lot rare for properties in this immediate submarket.
- **Fall Line Trace Walking Trail Proximity** – Backs up directly to the historic rails-to-trails system, offering exceptional visibility, pedestrian traffic potential, and employee lifestyle benefits.

LOCATION OVERVIEW

Positioned in an established commercial and professional medical corridor in Columbus, Georgia. This highly visible freestanding building provides direct operational flexibility with straightforward access to municipal centers, neighborhood retail, and primary thoroughfares.

EXCLUSIVE LISTING AGENT

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