

OFFICE/MEDICAL BLDG

SALE PRICE \$575,000



223 S CRAWFORD ST, THOMASVILLE GA 31792

[CLICK TO VIEW VIDEO](#)

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**COLDWELL BANKER
COMMERCIAL
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FOR SALE

OFFICE / MEDICAL

223 S Crawford St Thomasville, GA 31792



OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	2,380 SF
Lot Size:	0.48 Acres
Price / SF:	\$241.60
Year Built:	1951
Zoning:	C-2
Parcel ID:	#005 024006
Market:	Albany/Southwest Georgia
Submarket:	Downtown Thomasville
Traffic Count:	9,690

PROPERTY OVERVIEW

Incredible commercial office building with an additional undeveloped commercial lot a brief walk from all of downtown Thomasville's shops, restaurants and businesses like George and Louies, the downtown Courtyard by Marriott and it is adjacent to the iconic Plaza Restaurant. There are 6 spacious offices, a large conference room with a collapsible divider door, tall ceilings and an ample corner kitchen/break room. It has a large waiting/reception room with hardwood flooring and an equally sized front business office. Two of the private offices have hardwood flooring and the rest of the building has new LVT flooring, fresh paint and even new blinds. One large room even has lead-lined sheetrock that can be used for X-ray; perfect for a medical or dental office. It has two tankless hot water heaters and there is even 3 phase power to the building! There is a huge parking lot, and even plenty of street parking on South Crawford St. shaded by Thomasville's famous oak trees. But perhaps the most exciting thing about the property is that there is a fully developable front commercial lot with a 24' curb cut on to US Route 84 Business (aka "Smith Avenue") large enough for 2 way traffic already there! According to our resources, this is the ONLY undeveloped commercial lot in all of downtown Thomasville. Don't miss out on this great opportunity.

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HIGHLIGHTS

OFFICE / MEDICAL

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- Incredible commercial office building with an additional undeveloped commercial lot a brief walk from all of downtown
- Commercial Property for Sale in Downtown Thomasville, Georgia
- Highly Visible S Crawford Street Location
- Minutes from Broad Street and Thomasville's Historic Downtown District
- Convenient Access to Restaurants, Shops, Hotels, Banks, and Professional Services
- Strong Location for an Owner-User, Investor, or Growing Business
- Well Suited for Professional Office, Medical, Wellness, or Service-Based Uses
- Easy Access to US Highway 19, US Highway 84, and Surrounding Thomas County

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AERIALS

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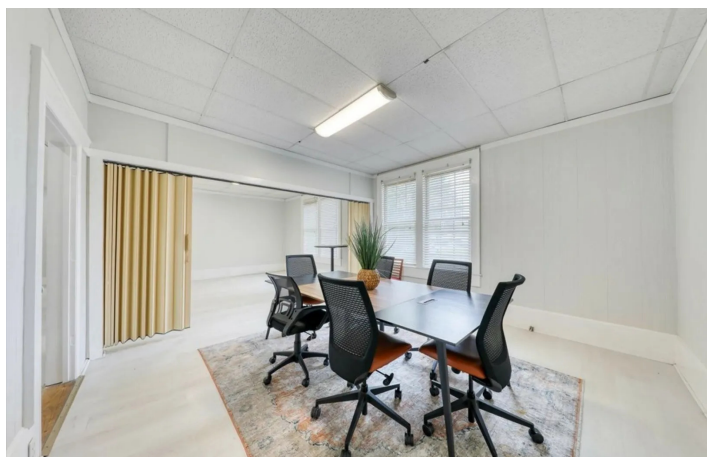
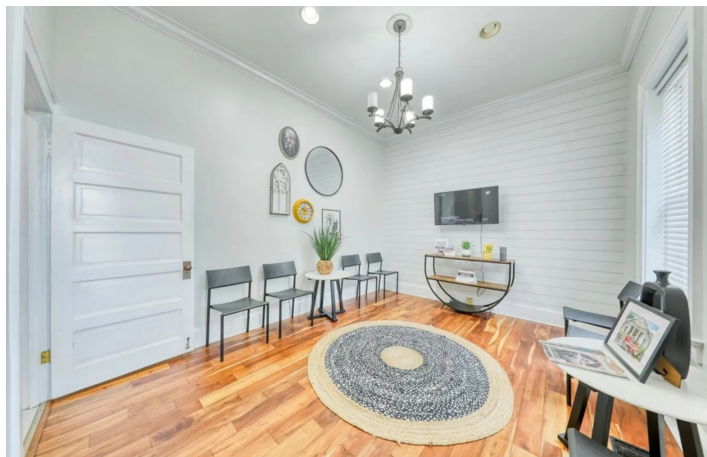


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INTERIOR PHOTOS

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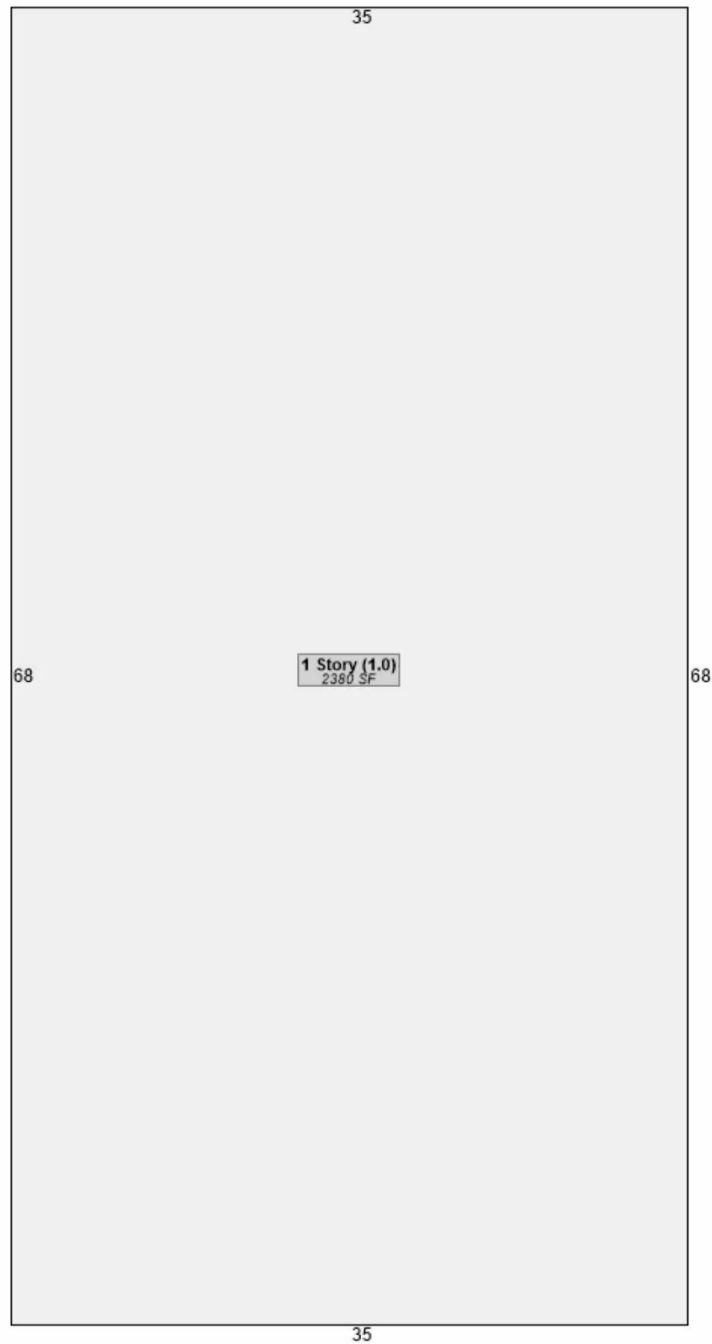


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BUILDING SKETCH

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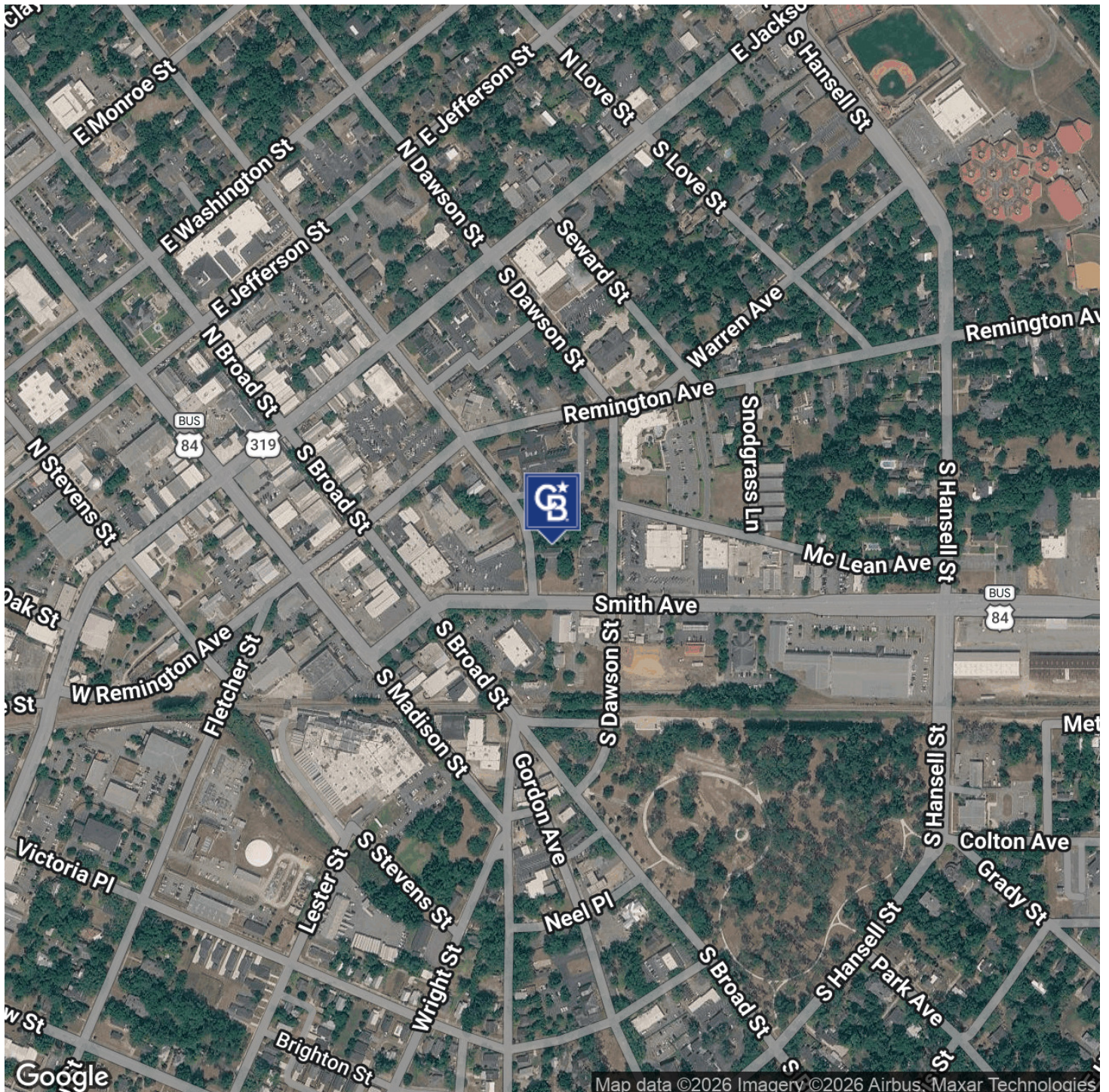


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LOCATION MAP

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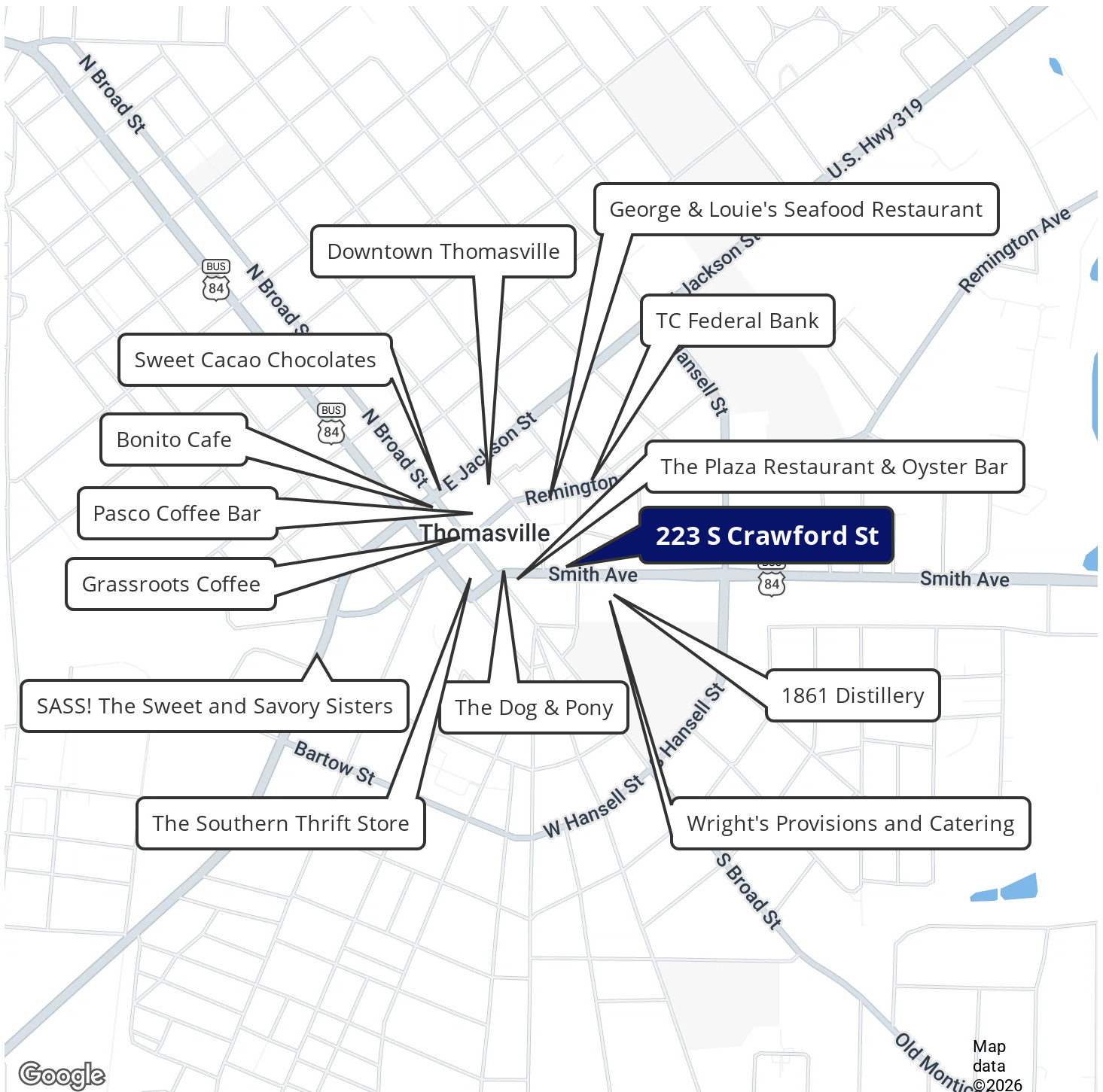


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BUSINESS MAP

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