



Historic Midtown Office
2550 CENTRAL AVENUE
AUGUSTA, GA 30904
LOCATED IN THE SUMMERVILLE HISTORIC DISTRICT




JORDAN TROTTER
COMMERCIAL REAL ESTATE



MIDTOWN OFFICE

RIGHT IN THE HEART OF MIDTOWN! THIS VIBRANT OFFICE BUILDING SITS ALONG BUSTLING CENTRAL AVENUE - JUST STEPS AWAY FROM LOCAL FAVORITES LIKE BECK'S, SHEEHAN'S, MIDTOWN TAVERN, AND ARSENAL TAPROOM. ENJOY THE ENERGY OF THE NEIGHBORHOOD WITH AUGUSTA UNIVERSITY, ST. MARY'S CHURCH, AND TRINITY ON THE HILL ALL NEARBY. IT'S THE PERFECT SPOT TO WORK, CONNECT, AND BE PART OF AUGUSTA'S THRIVING MIDTOWN COMMUNITY.

THIS IS A GREAT OFFICE BUILDING FOR ANY COMPANY LOOKING FOR A "LIVE, WORK, PLAY" LOCATION. THE BUILDING WAS UPDATED WITH A FULL RENOVATION IN 2018, WHICH CONVERTED THE PROPERTY FROM A HOME INTO AN OFFICE. THE PROPERTY CONSISTS OF THE MAIN OFFICE BUILDING (3,852 SF) AND COTTAGE (565 SF) WHICH ARE CONNECTED THROUGH A PRIVATE COURTYARD AREA. THE PROPERTY CURRENTLY HAS 4 PARKING STALLS BUT HAS ACCESS TO ADDITIONAL ON-STREET PARKING. WHILE THE BUILDING IS READY FOR A NEW OFFICE USER IMMEDIATELY IT COULD BE CONVERTED BACK TO A SINGLE FAMILY HOME.

ADDRESS:	2550 CENTRAL AVENUE AUGUSTA, GA 30904
YEAR BUILT:	1921 (RENOVATED IN 2018)
BUILDING SIZE:	4,417 sq. ft.
ZONING:	P-1 Professional
APN:	044-1-213-00-0
PRICE:	\$699,000
AVAILABILITY:	CURRENT OWNER IS RELOCATING AND WILL LEASE-BACK THRU 2026



MONTE SANO AVENUE

WALTON WAY

MILLEDGE ROAD

MCDOWELL STREET

CENTRAL AVENUE

WRIGHTSBORO ROAD

AUGUSTA UNIVERSITY

ST. MARY'S SCHOOL

TRINITY ON THE HILL

ST. MARY'S CHURCH

BLISS SALON

SHEEHAN'S

SUMMERVILLE DENTAL

GOOSEHEAD INSURANCE

INDIAN QUEEN

CHARLIE NORWOOD VA MEDICAL CENTER

REID MEMORIAL PRESBYTERIAN CHURCH

APPLEBY LIBRARY

EPISCOPAL DAY SCHOOL

ADAS YESHURUN SYNAGOGUE

CHURCH OF THE GOOD SHEPHERD

THE PARTRIDGE INN

THE ACADEMY OF RICHMOND COUNTY

TGR LEARNING LAB

THE HILL BAPTIST CHURCH

OLD ENGINE NO 7

BECKS

MIDTOWN TAVERN

BUONA CAFE

MCBS

MONTE SANO ELEMENTARY SCHOOL

CHILDCARE NETWORK

PIEDMONT HOSPITAL SUMMERVILLE CAMPUS

POST OFFICE

MIDTOWN OFFICE



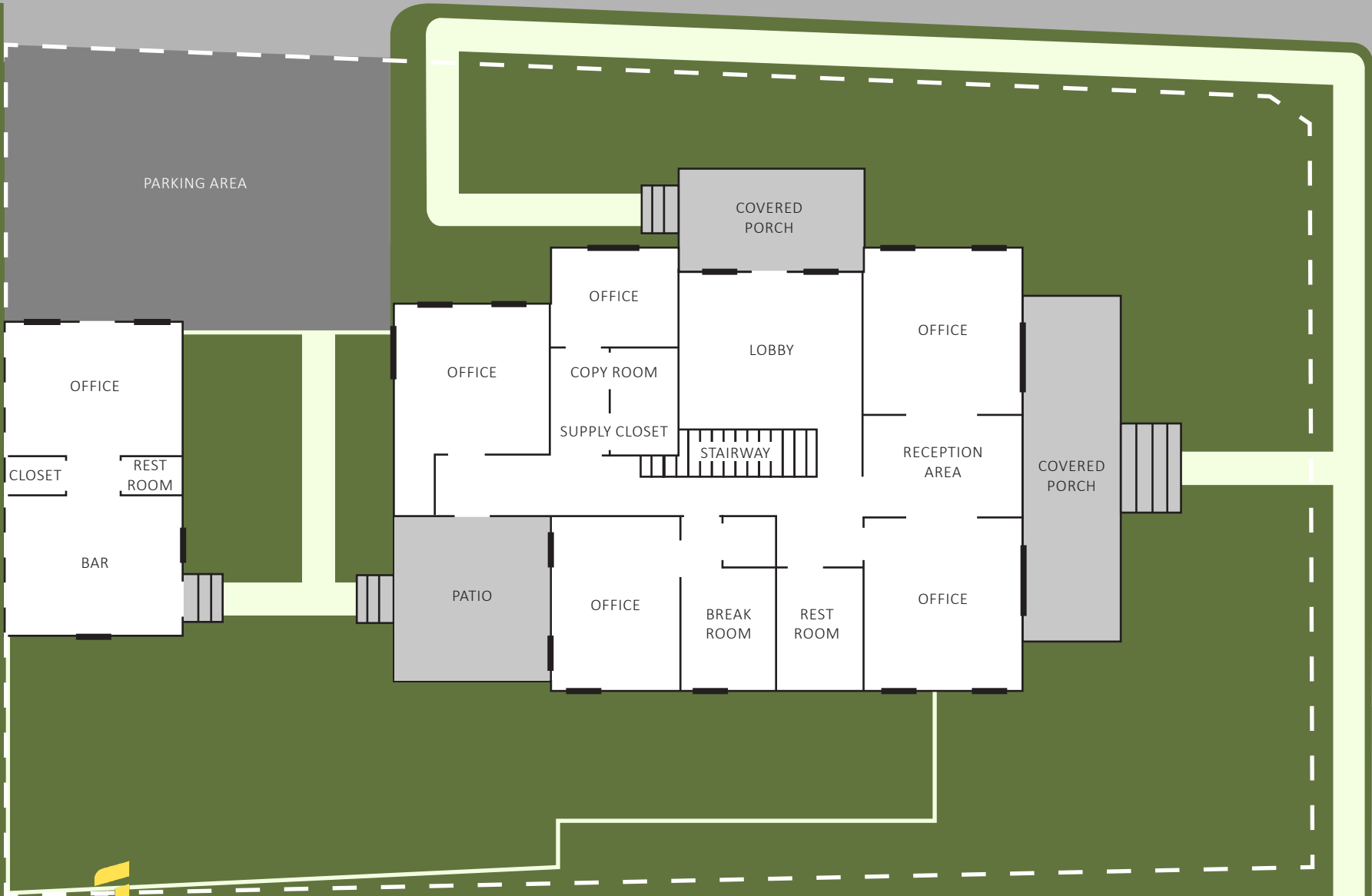
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CRAIG STREET

CENTRAL AVENUE



PARKING AREA

COVERED PORCH

COVERED PORCH

OFFICE

CLOSET

REST ROOM

BAR

OFFICE

OFFICE

COPY ROOM

SUPPLY CLOSET

STAIRWAY

LOBBY

OFFICE

RECEPTION AREA

PATIO

OFFICE

BREAK ROOM

REST ROOM

OFFICE



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AUGUSTA UNIVERSITY

TRINITY ON THE HILL

ST. MARY'S CHURCH

MCDOWELL STREET

MIDTOWN OFFICE

ELIZABETH WILLIAMS

DURDEN'S

INMOTION WELLNESS

ARSENAL TAPROOM

DOUGLAS & WILLIAMS

WESLEY CADLE

BLISS SALON

SHEEHAN'S

SWEET AZALEA'S

PINK BOUTIQUE

SPACE YOGA

RELIC COFFEE

CRAIG STREET

M.A.C.

DASH

CENTRAL AVENUE

MONTE SANO AVENUE



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