Office Building For Sale

1057 Morningside Drive-Perry, GA 31069

LIST PRICE $885,000

Danny Evans
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COLDWELL BANKER COMMERCIAL | THE FREE GROUP

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Property Overview

4,217 TOTAL SF | C3 ZONING | TENANT OCCUPIED | CLOSE TO I-75

Description

Built in 1980, this well-maintained two-story medical office building is designed for both operational efficiency and a professional patient experience. The first floor offers a quiet, patient-focused environment, while the second floor provides additional office and support space. A large reception and waiting area is designed to comfortably accommodate high patient volume, and the ground-floor front entrance allows easy access for patients of all ages and mobility levels. Recent capital improvements include one HVAC unit replaced in 2020 and a second in 2022, a shingle roof installed around 2020, interior and exterior painting, and electrical updates completed shortly after purchase. The reception area also features glass protection at check-in, providing an added layer of separation for patient-facing operations.

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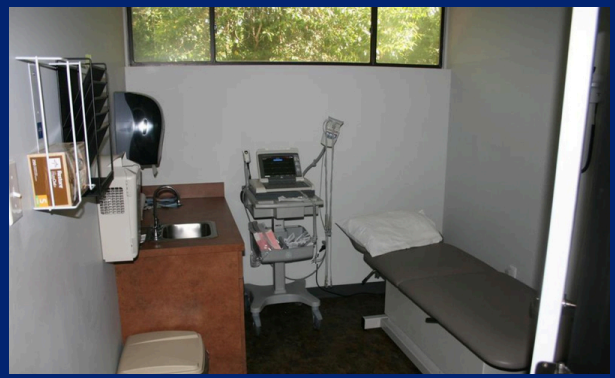

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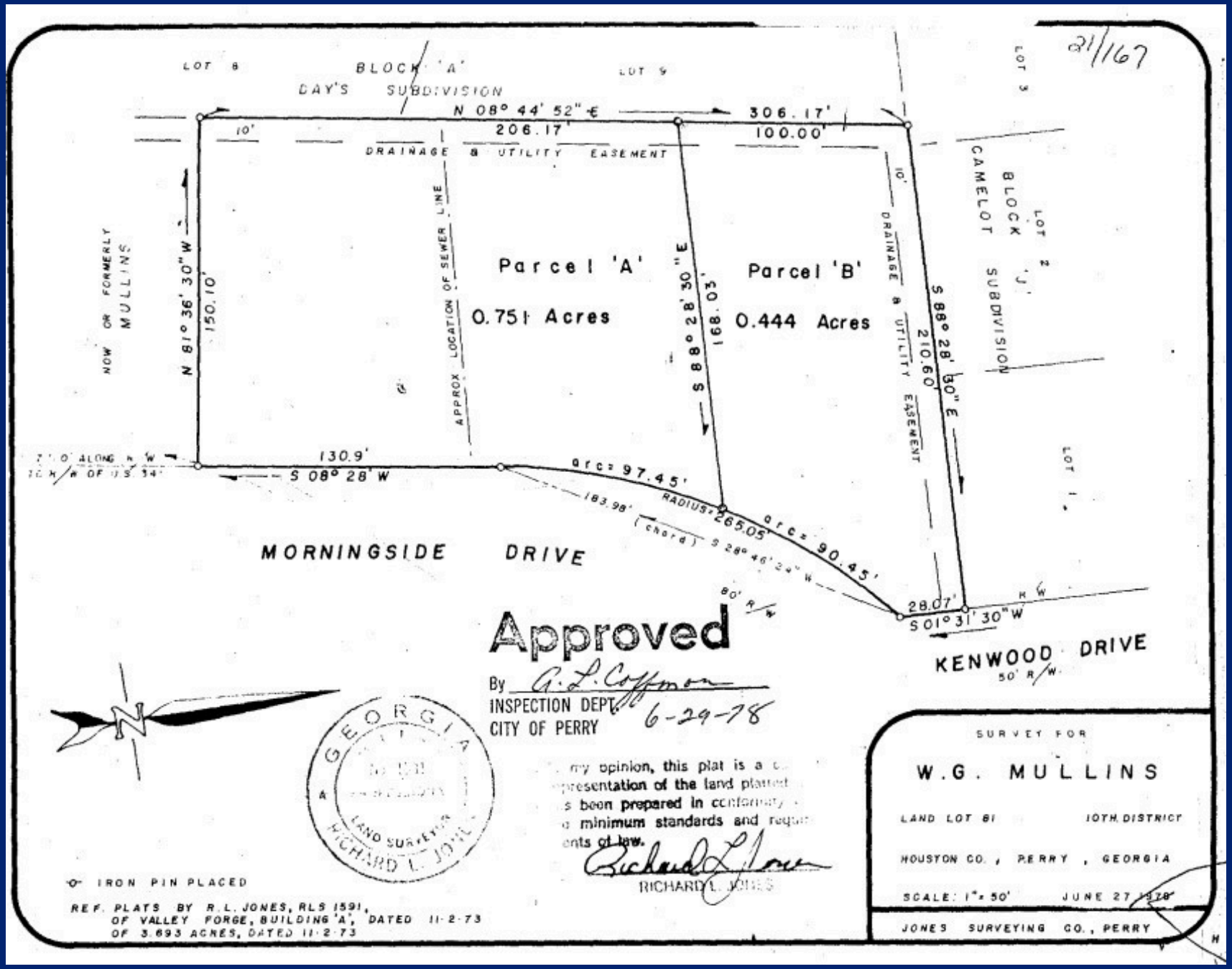

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AERIAL

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