

# SALE OR LEASE

## OFFICE BUILDING

1041-1043 N HOUSTON ROAD, WARNER ROBINS, GA 31093



**SALES PRICE: \$250,000**  
**LEASE RATE: \$2,000.00/MONTH**

### LOCATION OVERVIEW

- Convenient to shopping, eateries and banks
- 2 miles to Houston Medical Center
- 4 miles to Robins Air Force Base
- Zoned C2

### PROPERTY OVERVIEW

- 2,208± SF Office Building
  - Reception
  - Waiting room
  - Administrative office
  - Doctor suite
  - Three (3) exam rooms
  - Lab
  - X-ray room
  - Two (2) break rooms
  - Utility closet
- .56± Acres
- 22 parking spaces plus one handicap space
- Two (2) year minimum lease
- Minimum 680 Credit score

**BRADLEY "BRAD" BLOODWORTH**  
478.951.3712 Cell  
bradley.bloodworth@cbcgeorgia.com

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM

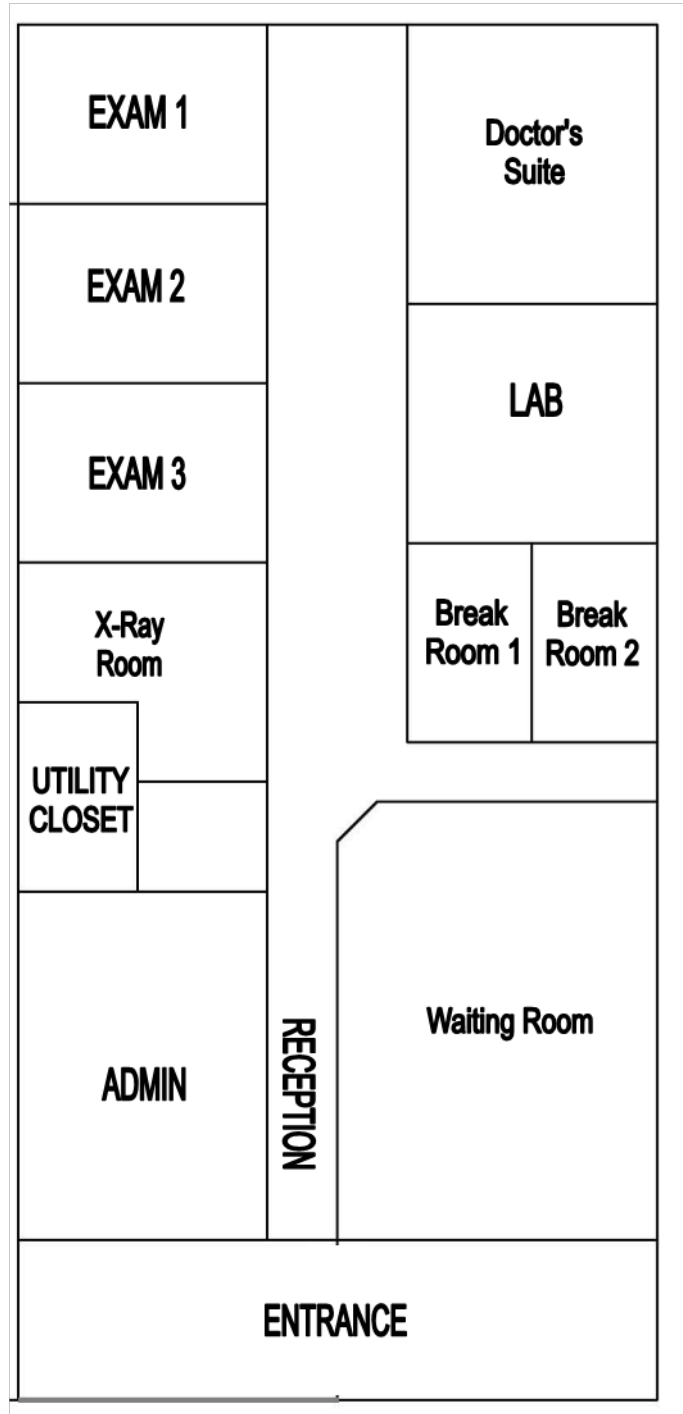


**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Created 11/4/24

<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 2,208± SF Office Building             <ul style="list-style-type: none"> <li>- Reception</li> <li>- Waiting room</li> <li>- Administrative office</li> <li>- Doctor suite</li> <li>- Three (3) exam rooms</li> <li>- Lab</li> <li>- X-ray room</li> <li>- Two (2) break rooms</li> <li>- Utility closet</li> </ul> </li> <li>• Sheetrock will be replaced and repainted</li> <li>• Walls may be moved as needed</li> </ul>
<b>LAND AREA:</b>	<ul style="list-style-type: none"> <li>• .56± Acres Total</li> <li>• Two (2) separate parcels: 0W071031A000 &amp; 0W071003000</li> </ul>
<b>YEAR BUILT:</b>	1982
<b>WALL:</b>	Painted sheetrock
<b>FLOORING:</b>	LVP wood/laminate and carpet
<b>DOORS:</b>	Solid wood
<b>CEILING/ LIGHTING:</b>	2X2 Lay in ceiling tiles; fluorescent light fixtures
<b>HVAC:</b>	Central heat and air conditioning
<b>ZONING:</b>	C2
<b>PARKING:</b>	22 parking spaces plus one handicap space
<b>UTILITIES:</b>	All public utilities serve the property.
<b>SALES PRICE</b>	<b>\$250,000</b>
<b>LEASE RATE:</b>	<b>\$2,000.00 Per Month</b>

**FLOOR PLAN**



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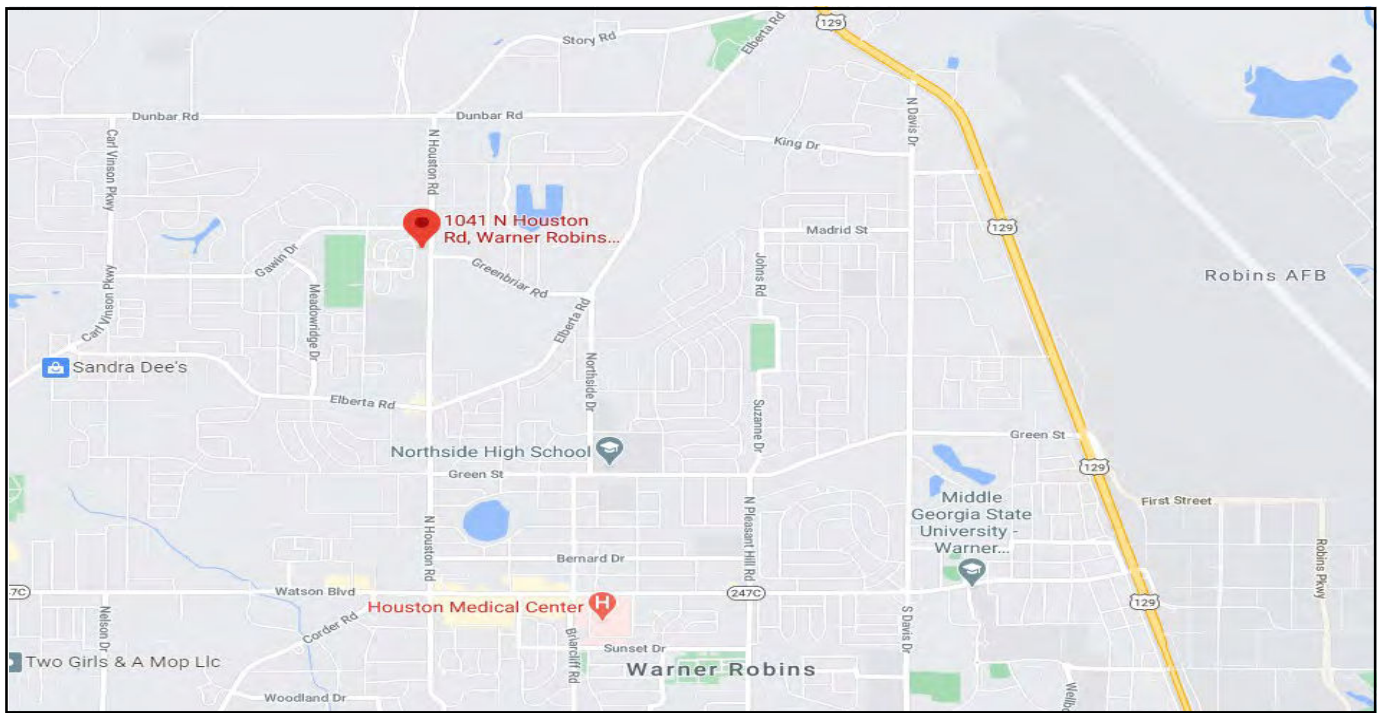
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## DEMOGRAPHICS - HOUSTON COUNTY

