

# Medical Office Building For Sale

607 Blue Bird Blvd -Fort Valley, GA 31030

**\$349,000 List Price**



Scott Free, Broker Owner  
478-951-3333 Cell  
478-218-2600 Office  
[scottfree@cbfreerealty.com](mailto:scottfree@cbfreerealty.com)



Coldwell Banker Commercial The Free Group  
1271 S. Houston Lake Road  
Warner Robins, GA 31088  
[www.cbfreecommercial.com](http://www.cbfreecommercial.com)

# Property Overview

2,311 SF BUILDING

ZONED I-N

SITS ON .54 ACRES

BUILT IN 1989

## Description

Coldwell Banker Commercial The Free Group introduces a 2,311 SF commercial medical office building for sale located at 607 Blue Bird Blvd. in Fort Valley, GA. List price is \$349,000.

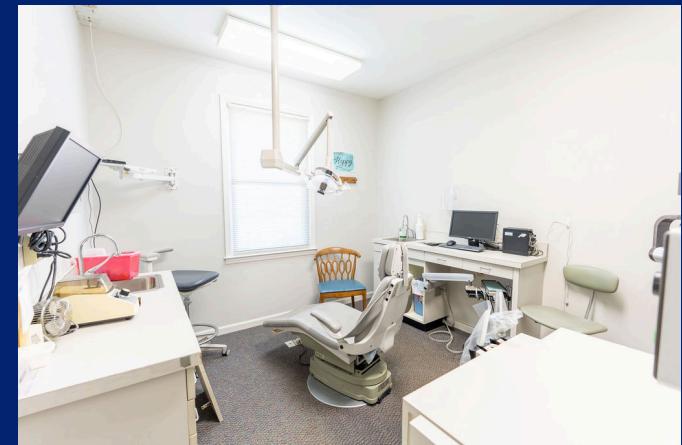
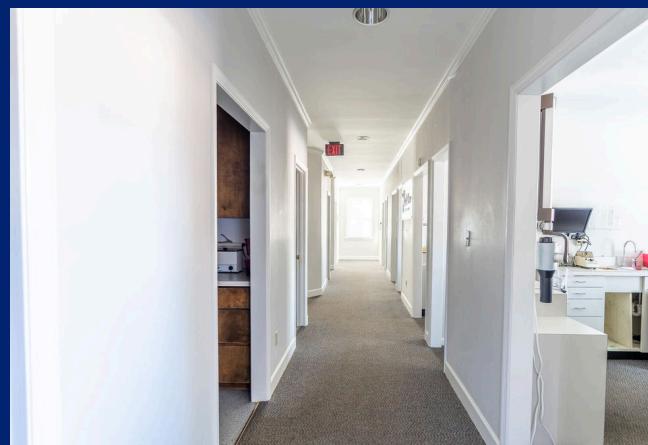
Built in 1989, the medical office building was operating as a dental clinic. The building features a medical-friendly layout with five exam rooms, reception office, storage room, laboratory, X-ray room, and a private office with its own bathroom. There is a staff lounge with an attached bathroom, and the waiting room includes a separate patient bathroom. In the rear is an equipment room located directly across from the second entrance which is handicap accessible. The property is zoned I-N and part of the institutional zoning district in Fort Valley and is surrounded by other medical offices, institutions, and clinics. There is parking on the side and in the rear of the building.



Scott Free, Broker Owner  
478-951-3333 Cell  
478-218-2600 Office  
scottfree@cbfreerealty.com



Coldwell Banker Commercial The Free Group  
1271 S. Houston Lake Road  
Warner Robins, GA 31088  
www.cbfreecommercial.com

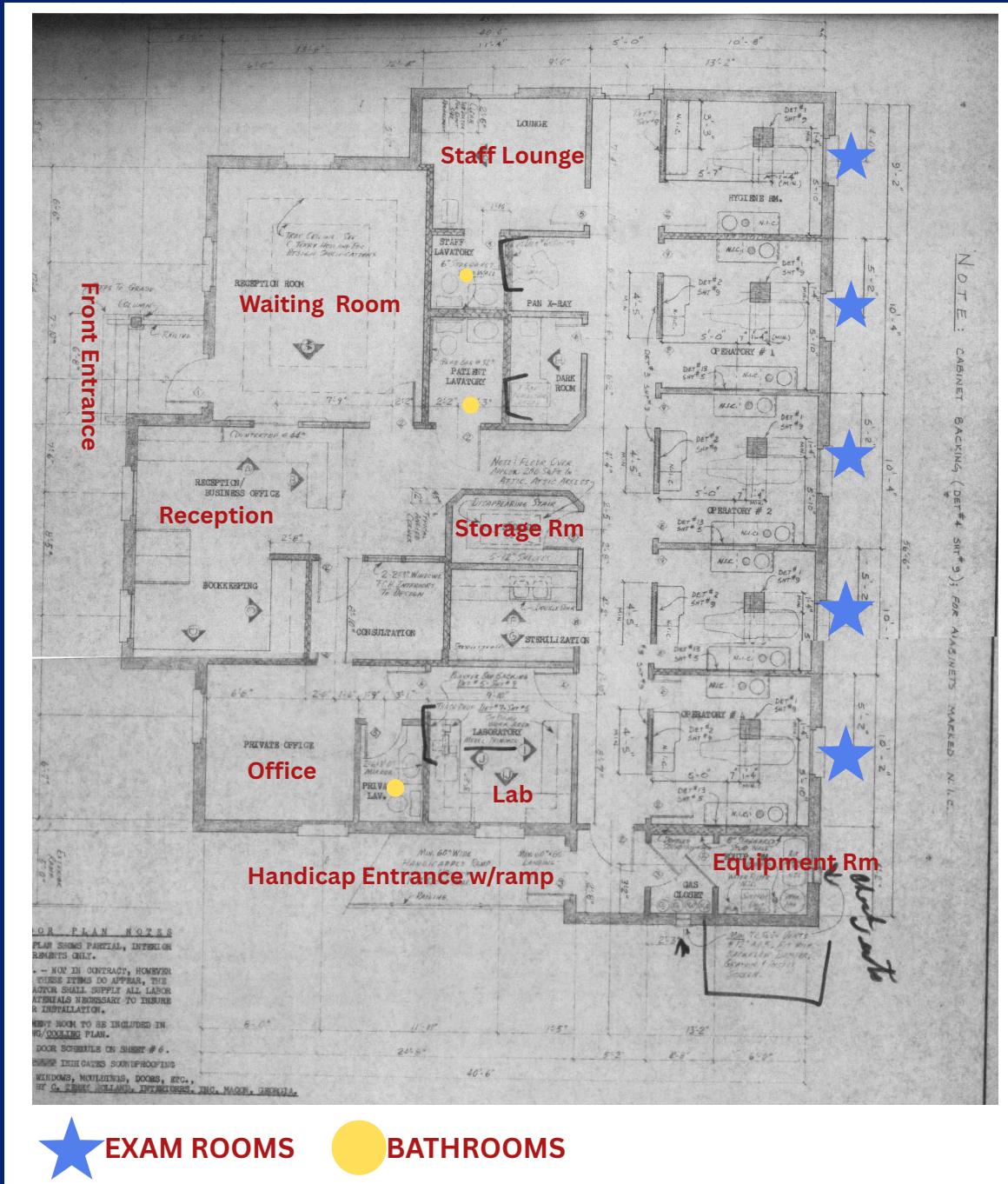


Scott Free, Broker Owner  
478-951-3333 Cell  
478-218-2600 Office  
[scottfree@cbfreerealty.com](mailto:scottfree@cbfreerealty.com)

**COLDWELL BANKER**  
**COMMERCIAL** | THE FREE GROUP

Coldwell Banker Commercial The Free Group  
1271 S. Houston Lake Road  
Warner Robins, GA 31088  
[www.cbfreecommercial.com](http://www.cbfreecommercial.com)

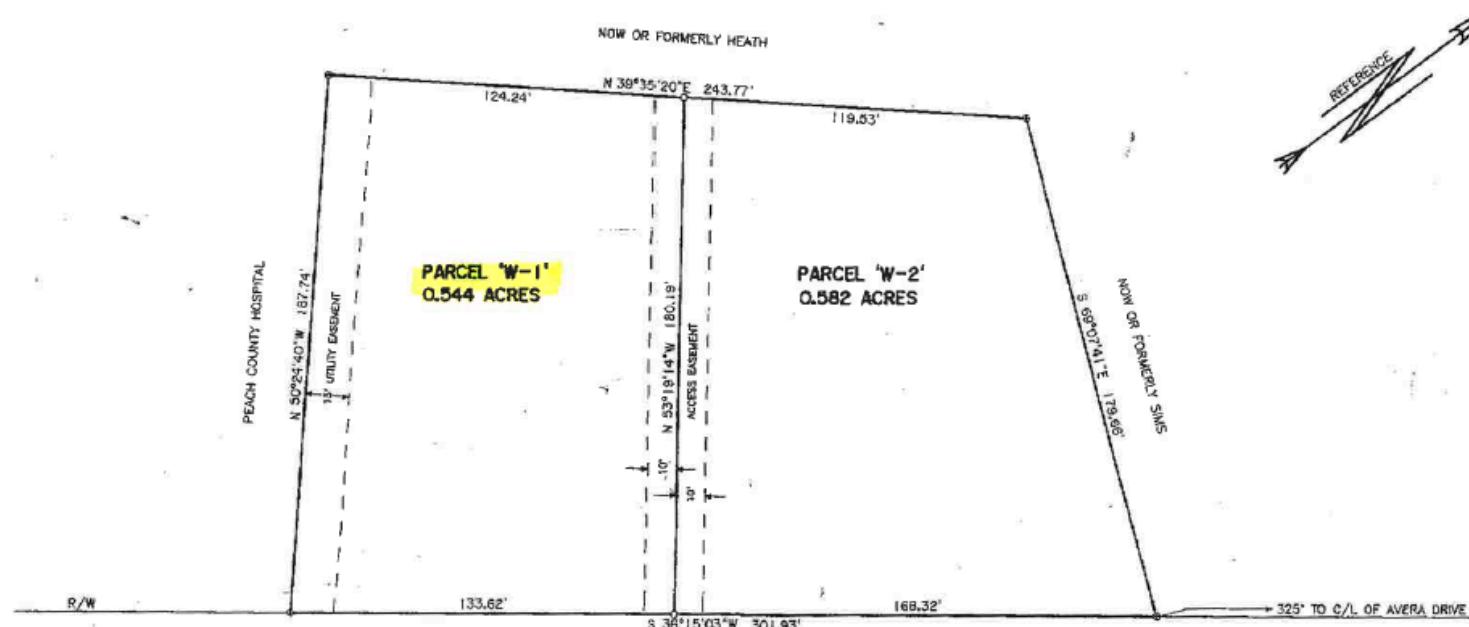
# Interior Layout



Scott Free, Broker Owner  
 478-951-3333 Cell  
 478-218-2600 Office  
 scottfree@cbfreerealty.com



Coldwell Banker Commercial The Free Group  
 1271 S. Houston Lake Road  
 Warner Robins, GA 31088  
 www.cbfreecommercial.com



NORTH CAMELLIA BLVD  
100' R/W - AKA STATE ROUTE 49

Now known as Blue Bird Blvd.

- PROPERTY MARKER FOUND
- 1/2" REBAR PLACED

30 0 30 60 90  
GRAPHIC SCALE - FEET

**CERTIFICATION**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED  
HAS A CLOSURE PRECISION OF ONE FOOT IN 31080  
FEET, AND AN ANGULAR ERROR OF 0.2° PER ANGLE  
POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT  
IN 288850 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON  
THIS PLAT WERE OBTAINED BY USING A TOPCON  
GST-312 ELECTRONIC TOTAL STATION ON 7-20-08



PEACH COUNTY PLAT APPROVAL:  
*Barney B. B.* 7/21/08  
ZONING OFFICER DATE  
NOTES:

IMPROVEMENTS NOT SHOWN THIS SURVEY

SURVEY FOR	
CURTIS E. WAITES, JR.	
LOCATED AS SHOWN IN THE CITY OF FORT VALLEY PEACH COUNTY GEORGIA	
SCALE 1" = 30'	JULY 23, 2008
JONES SURVEYING & ENGINEERING INC.	
PERRY, GEORGIA (478) 987-2705	

PLAT NUMBER - C-3720

AB39 Recorded August 22, 2008 10:45A.M. M. Phillips, Deputy Clerk

Scott Free, Broker Owner  
478-951-3333 Cell  
478-218-2600 Office  
scottfree@cbfreerealty.com



Coldwell Banker Commercial The Free Group  
1271 S. Houston Lake Road  
Warner Robins, GA 31088  
www.cbfreecommercial.com



# AERIAL

Scott Free, Broker Owner  
478-951-3333 Cell  
478-218-2600 Office  
[scottfree@cbfreerealty.com](mailto:scottfree@cbfreerealty.com)



Coldwell Banker Commercial The Free Group  
1271 S. Houston Lake Road  
Warner Robins, GA 31088  
[www.cbfreecommercial.com](http://www.cbfreecommercial.com)