



# REAL LOOK

821 PLAZA AVENUE, EASTMAN, GA 31023



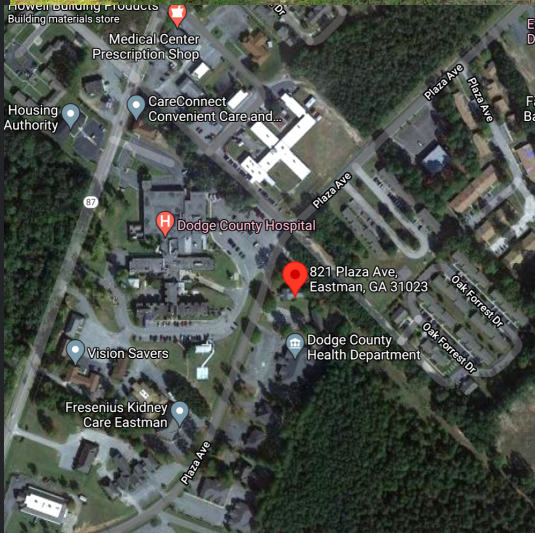
 \$143,000

## ABOUT THE PROPERTY

1992-vintage medical office building that also contains a small, upstairs studio apartment. The

Single-Tenant Owner-Occupied design is situated on a 0.31-acre tract located less than 1 mile south of downtown Eastman in a medical center near Harrell Pond and directly across from Dodge County Hospital. Once used as a medical office and featuring 1680 SF of Net Rentable Area (NRA), the facility is configured with a reception area and waiting room in the front of the building and exam rooms and offices that extend eastward along each side of the central hallway and with typical medical office finishes throughout. Exterior includes asphalt paving, concrete sidewalks, concrete curbing, pole mounted lights, low maintenance landscaping and a monument style sign which can be found at the entrance of the subject and is visible along Plaza Drive. The property has great exposure with a medical office node, making it perfectly suited to meet a number of commercial needs or a great addition to your rental portfolio.

Parcel #: 048 002D



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