

**FOR SALE – Professional/Medical Office Building**  
**91 Green Street**  
**Warner Robins, GA 31093**



Summary

Area Info

Photos

Aerial

Site Map



**REDUCED PRICE: \$789,000**

**~~SALE PRICE: \$985,000~~**

**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 91 Green Street  
Warner Robins, GA 31093

**County:** Houston

**Total Size:** 8,300± SF  
1<sup>st</sup> Floor: 6,450 SF  
2<sup>nd</sup> Floor: 1,850 SF

**Utilities:** All Available

**Year Built:** 1987  
Renovated in 2021

**Parking:** 39 Spaces (3 Handicap)

**Frontage:** 130'±

**Depth:** 240'±

### SITE

**Site Size:** 0.70 Acres

**Parcel ID:** 07015A 007000

**Zoning:** M-1

**Taxes:** \$5,272.14 (City & County)

**Traffic Count:** Green Street – 5,820 VPD

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	37,783	74,645	170,009
Avg HH Income	\$68,851	\$82,422	\$103,889
Median Age	33.4	35.1	36.4

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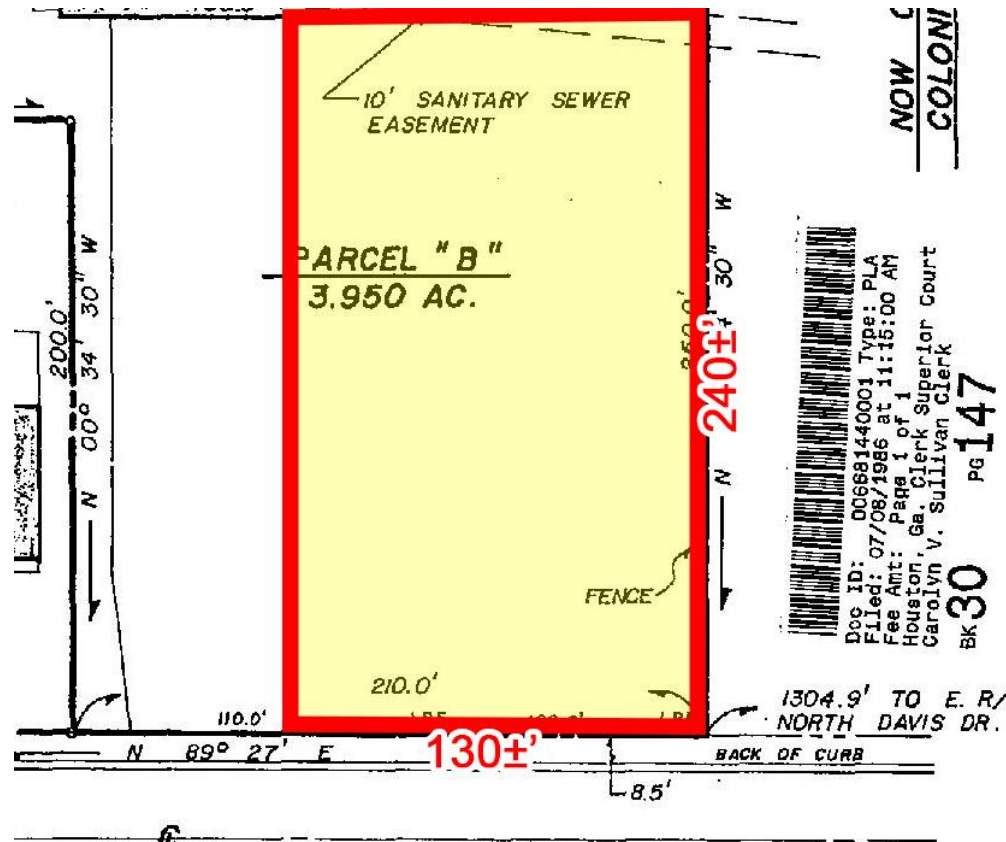
## PROPERTY INFORMATION

### NOTES

Property has been remodeled with new HVAC units (4), roof, carpet, tile, paint, electrical, LED lighting, plumbing. Other improvements include security system with cameras in the interior and exterior, programable thermostats, and Cox cable CAT-6. Rear of the property is fenced. Building could easily be converted to a medical office.

### LOCATION

Conveniently located less than ½ a mile to Robins Air Force Base, 0.6± miles to Georgia Military College Warner Robins Campus, and is approximately 2± miles to Houston Healthcare Warner Robins. Surrounding neighbors include Tyonek Manufacturing Group, Storage Rentals of America, M&S Automotive, Barnes Glass Co., Lowe Electric, A&A Self Storage, Advanced Auto, Taco Bell, Zaxby's, Hardee's, and many more restaurants, retailers, and businesses.



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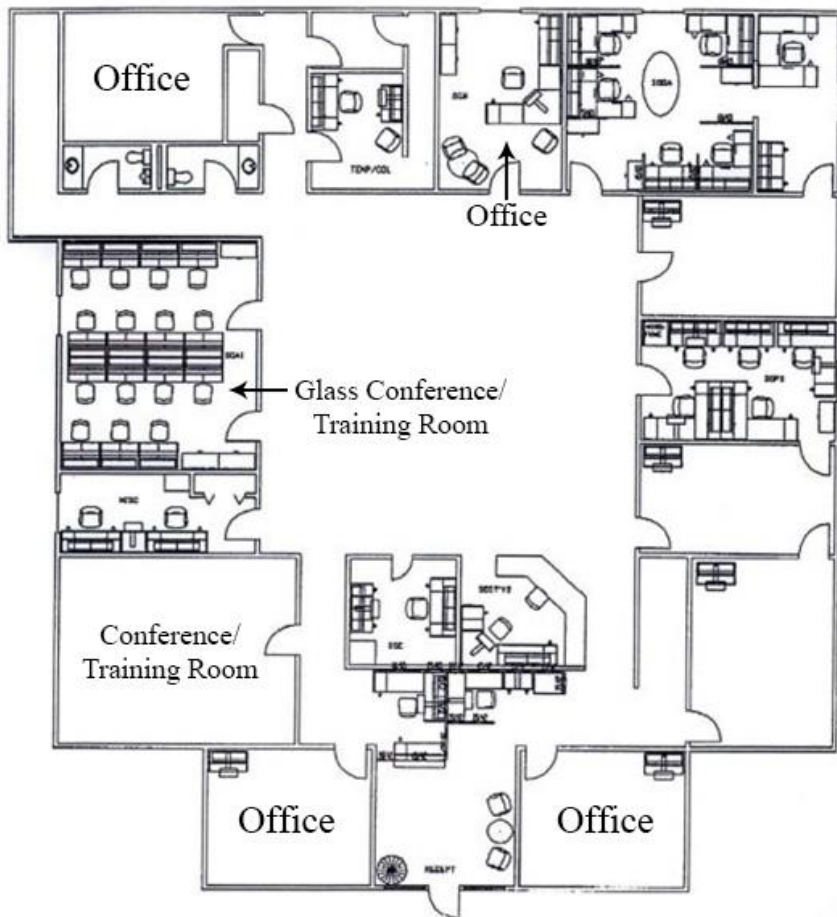
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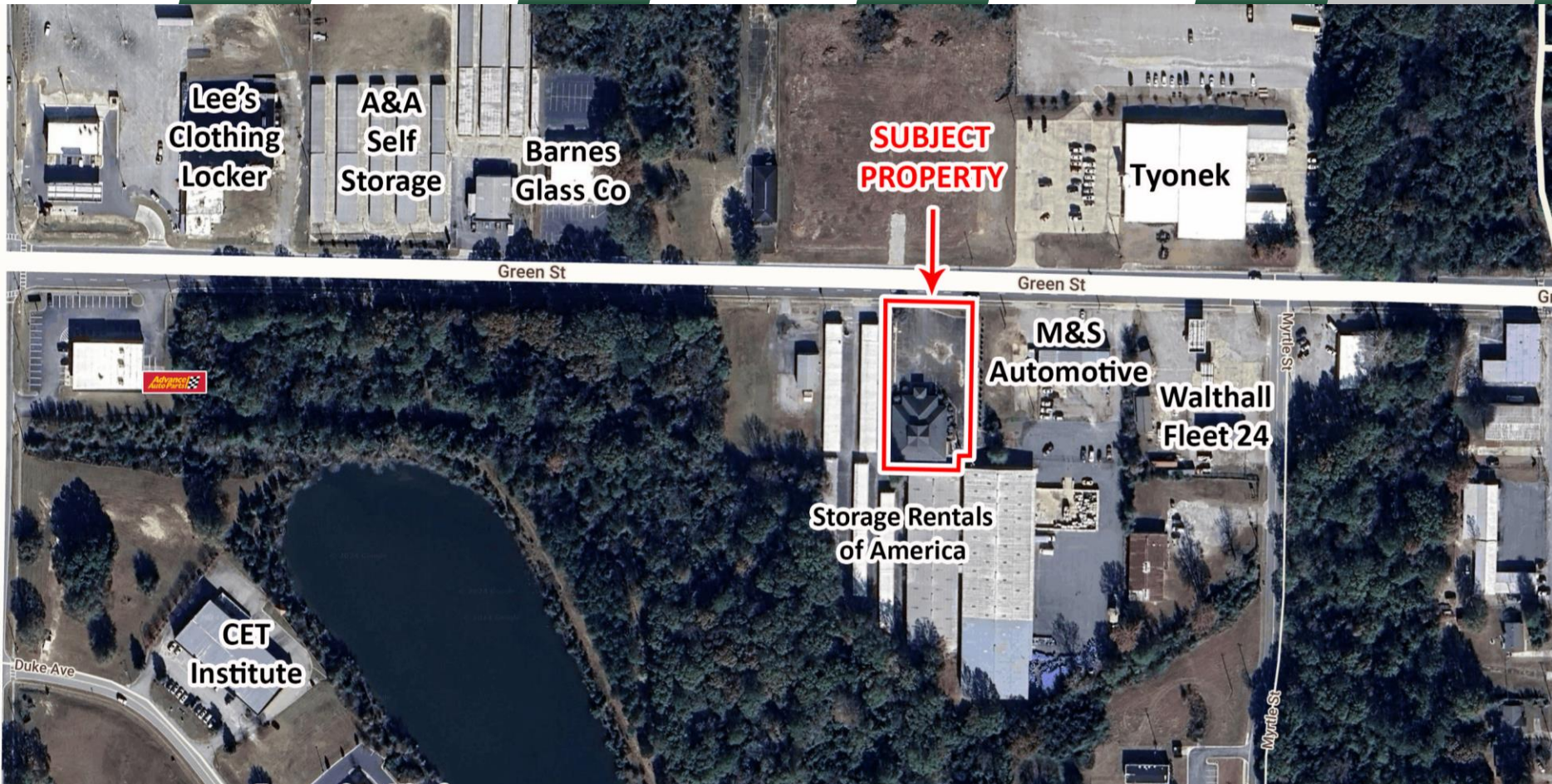
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