

FREESTANDING OFFICE FOR SALE

112 C Wright Drive
Milledgeville, GA 31061



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



REDUCED PRICE: \$499,000.00

~~SALE PRICE: \$625,000.00~~

CONTACT

Patty Burns, CCIM, ALC
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PROPERTY INFORMATION

BUILDING

Property Address: 112 C Wright Drive
Milledgeville, GA 31061

County: Baldwin

Total Size: 4,523 SF

Taxes: City - \$1,853.79 (2024 est.)
County - \$3,648.70 (2024 est.)

Utilities: All available

Parking: ±33 spaces (front & side)

Traffic Count: 38,100 VPD - N Columbia Street

SITE

Site Size: 0.69 Acres

Parcel ID: M72 008C

Zoning: Community Commercial

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	2,113	15,064	28,875
Avg HH Income	\$108,872	\$99,835	\$93,704
Median Age	38.9	30.9	35.1

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This 4,523 SF building, situated on 0.69 Acres has a floor plan ideal for medical or general office use. Interior layout includes reception area, lobby, private offices, and break room. Five (5) restrooms located in the building, three (3) are on the main level, two (2) are on the upstairs level. Property includes the large parking area on the left side of the building. See included survey (Lots 1, 11, 12).

Office is conveniently located to the Milledgeville Mall, Walmart, Big Lots, Direct Furniture Outlet, Three Rivers Home Health, DPS Health & Wellness, Marketing Georgia Inc, McDonald's, Burger King, Taco Bell, and many other restaurants, banks, and medical & office properties.



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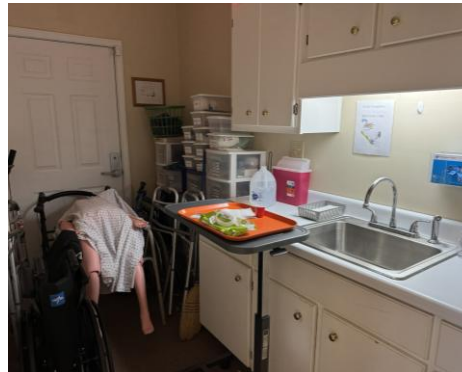
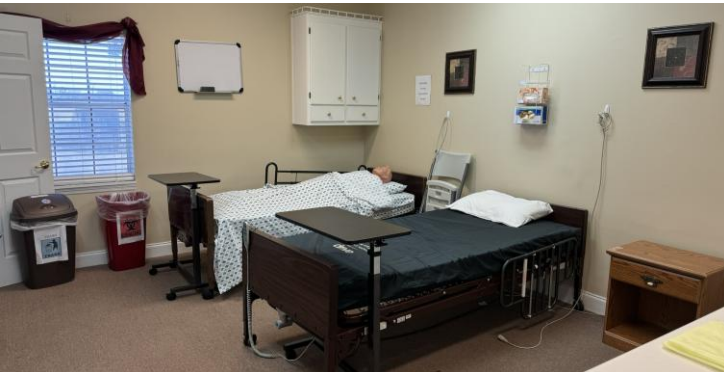
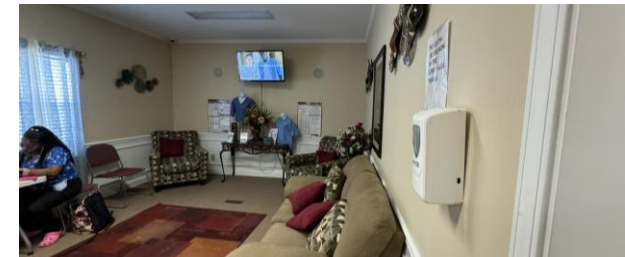
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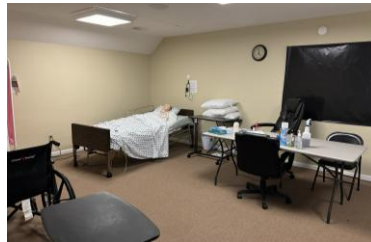
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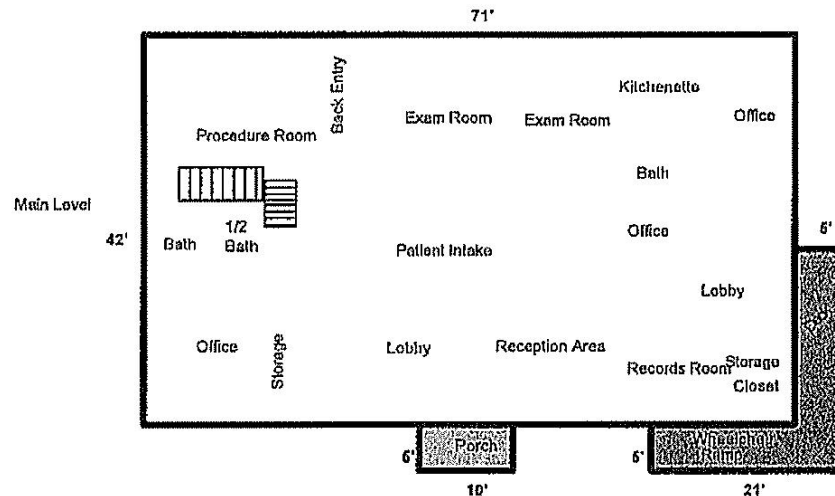
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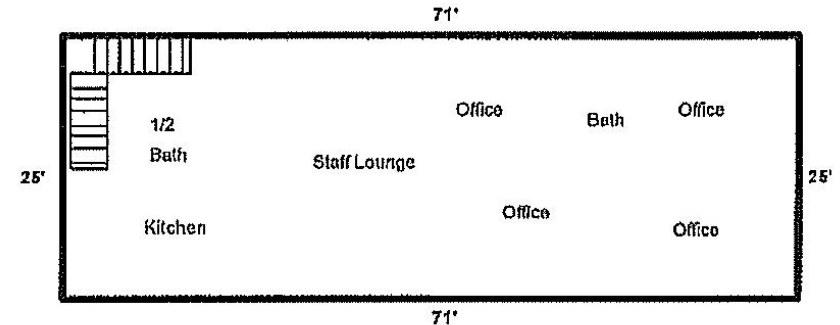
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Main Level Floor Plan



Upstairs Floor Plan



***All measurements and all calculations of area are approximate and not guaranteed**

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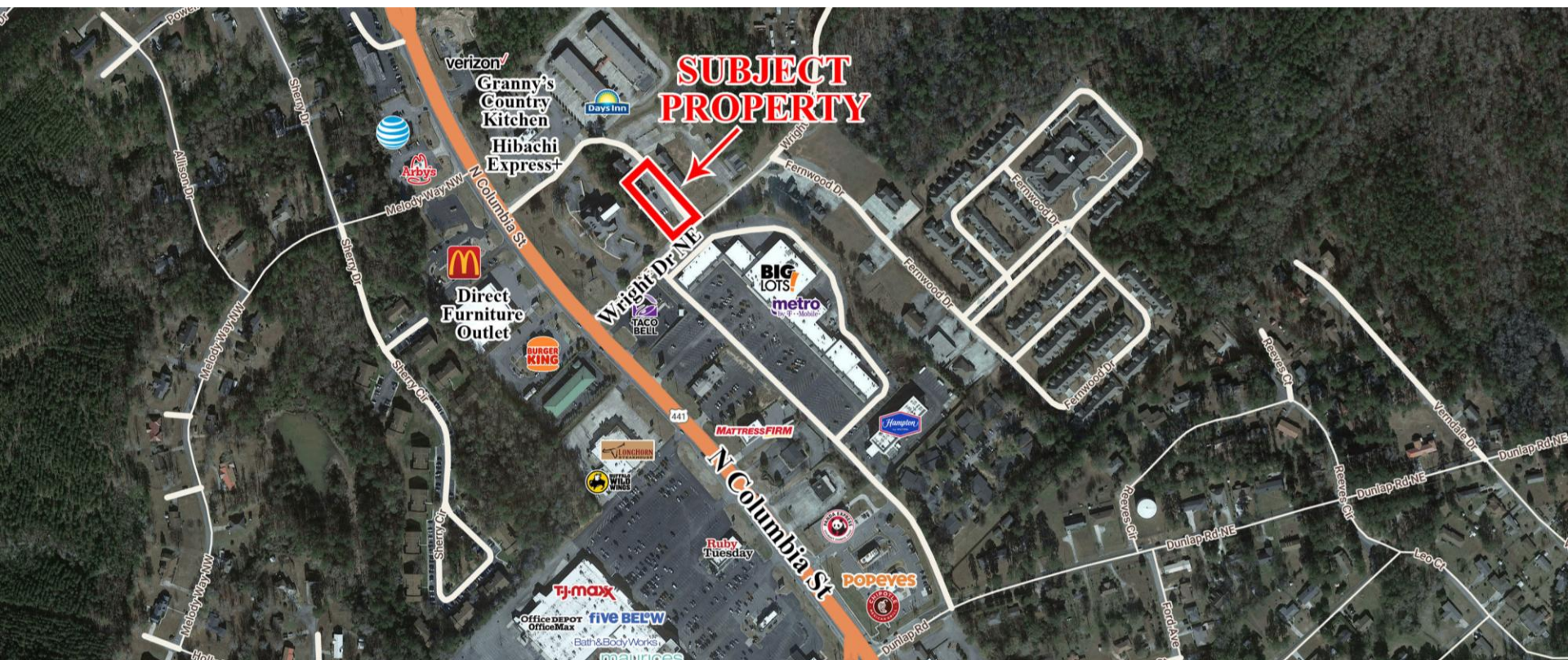
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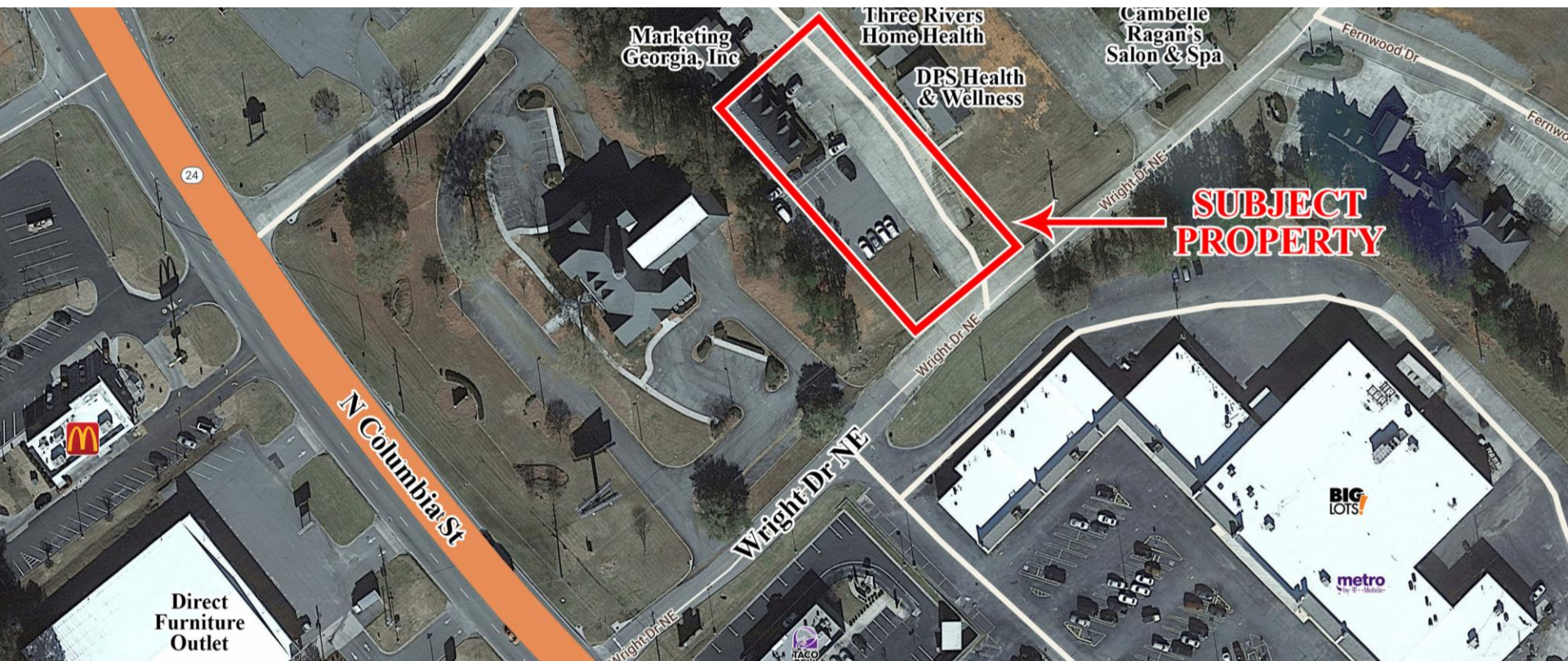
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SURVEY

**SUBJECT
PROPERTY**



C/L of perpetual 30' Ingress/Egress Easement (shaded area) for property described on this plot.

- ◇ - FIRE HYDRANT
- △ - SIGN
- - SEWER STUB OUT
- ↑ - POWER STUB OUT
- BOC - BACK OF CURB

REFERENCES:

PROPERTY SURVEY FOR R. J. & J. ENTERPRISES, INC. BY OGLETREE, SMITH & ASSOCIATES DATED FEBRUARY 17, 1989.

PROPERTY DIVISION & AS-BUILT SURVEY FOR THE JAMESON CO. BY OGLETREE & CHIVERS DATED MAY 5, 1999.

PLAT OF EASEMENT SURVEY FOR ALLTEL COMM. CORP. BY RANDY McDUGAL DATED APRIL 1, 1999.

DEED BOOK 237, PG. 327
DEED BOOK 293, PG. 737
DEED BOOK 296, PG. 371
DEED BOOK 334, PG. 60-63
PLAT BOOK 2, PG. 231
PLAT BOOK 6, PG. 112
PLAT BOOK 16, PG. 87

CLERKS OFFICE, BALDWIN COUNTY SUPERIOR COURT.

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