

Office Building For Sale

106 Patriot Way

Warner Robins, GA 31088



Lot Size: 0.26 Acres
Building Size: 2,364 SF
Zoning: C-2
Frontage: 100'
Utilities: All available
Year built: 1984
Property Taxes: \$2,216.45 (2019 est.)
Parking: Ample
Location: Brick construction. Property is one block from Russell Parkway and convenient to RAFB. Dense residential area.

Notes: Office has 6 private offices, large conference room, lobby, and reception area. There are 2 restrooms and a breakroom. Owner will consider a long-term lease.

Highlights:

- High Traffic
- Great Visibility
- Neighbors include Houston County Elementary School, Medical offices, Dollar Tree, automotive dealerships, banks, Combined Employees Credit Union, Ruby Tuesday, Applebee's, and Subway.

2020 Demographics

	1 mile	3 mile	5 mile
Population	7,851	57,137	111,771
Median Age	35.8	34.4	35.0
Avg. HHI	\$74,051	\$70,213	\$76,825

Reduced Price: \$160,000
~~Sale Price: \$185,000~~

**FOR MORE
INFORMATION
CONTACT**

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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

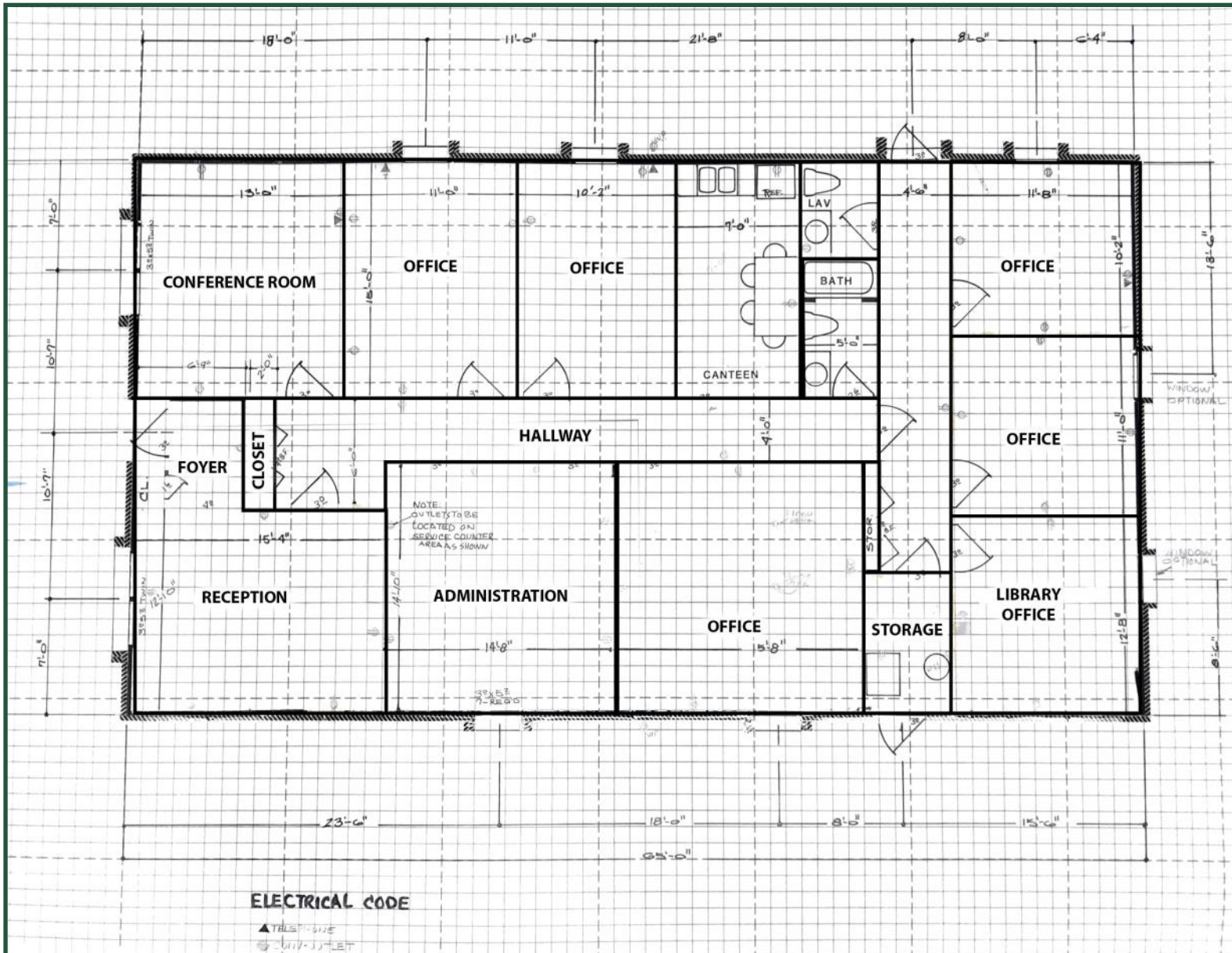
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FLOOR PLAN



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A Full Service Real Estate Company
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Waiting Area



Reception



Break Room



Private Office



Private Office



Parking & Side Entrance

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Aerial



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