

SALE

INVESTMENT OPPORTUNITY MEDICAL OFFICE BUILDING

557 Bluebird Boulevard - Ft. Valley, Peach County, GA 31030



INVESTMENT OPPORTUNITY
SALES PRICE: \$730,000
CAP RATE 8.5%

LOCATION OVERVIEW

- Located across from Blue Bird Corporation (one of the nation's largest manufacturers of school buses)
- Fort Valley is known as the Peach Capitol of the World and is the center of Georgia's largest peach producing area
- Interstate 75 is 10 minutes away and is reached by Highway 49, Highway 96 and Highway 341
- 85 miles from Atlanta

PROPERTY OVERVIEW

- 3,276± SF Medical Office Building
 - Receptionist office
 - Waiting room
 - Exam room
 - Two (2) private offices
 - Two (2) storage rooms
 - File room
 - Break room / Conference room
 - Two (2) restrooms
 - Water treatment plant room
- Tenant: Renal Treatment Centers Mid-Atlantic d/b/a DaVita (See Page 2 Tenant Information)
- 2.3± Acres
- Built in 1992
- 26± Paved parking spaces
- Zoned I-N (Institutional)

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990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



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Revised 3/3/23

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LOCATION:	<ul style="list-style-type: none">• Subject property is located across from the Blue Bird Corporation, U Save It Pharmacy, Georgia Family Healthcare Center and Atrium Health Primary Care• Adjacent to Peach County Health Department
PROPERTY INFORMATION:	<ul style="list-style-type: none">• 3,276± SF Medical Office Building<ul style="list-style-type: none">- Receptionist office- Waiting room- Two (2) private offices- Exam room- Break room- Two (2) restrooms- Three (3) storage rooms- Water treatment plant room• (Floor Plan Page 4)• Brick construction• Built in 1992• 26± Paved parking spaces• 2.3± Acres
TENANT INFORMATION:	<ul style="list-style-type: none">• Renal Treatment Centers— Mid Atlantic, Inc. d/b/a DaVita Medical Group (See Page 5)• Tenant since 1993• Lease Expiration: 2028• Three 5-year options to renew
ZONING:	I-N (Institutional)
NET OPERATING INCOME:	\$62,115
<p>SALES PRICE: \$730,000</p> <p>CAP RATE: 8.5%</p>	

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2022 INCOME/EXPENSE

INCOME	\$75,453
EXPENSES	
Taxes	\$11,756
Insurance	754
Utilities	638
Repair	190
EXPENSES	<u>\$13,338</u>
NET OPERATING INCOME	<u>\$62,115</u>

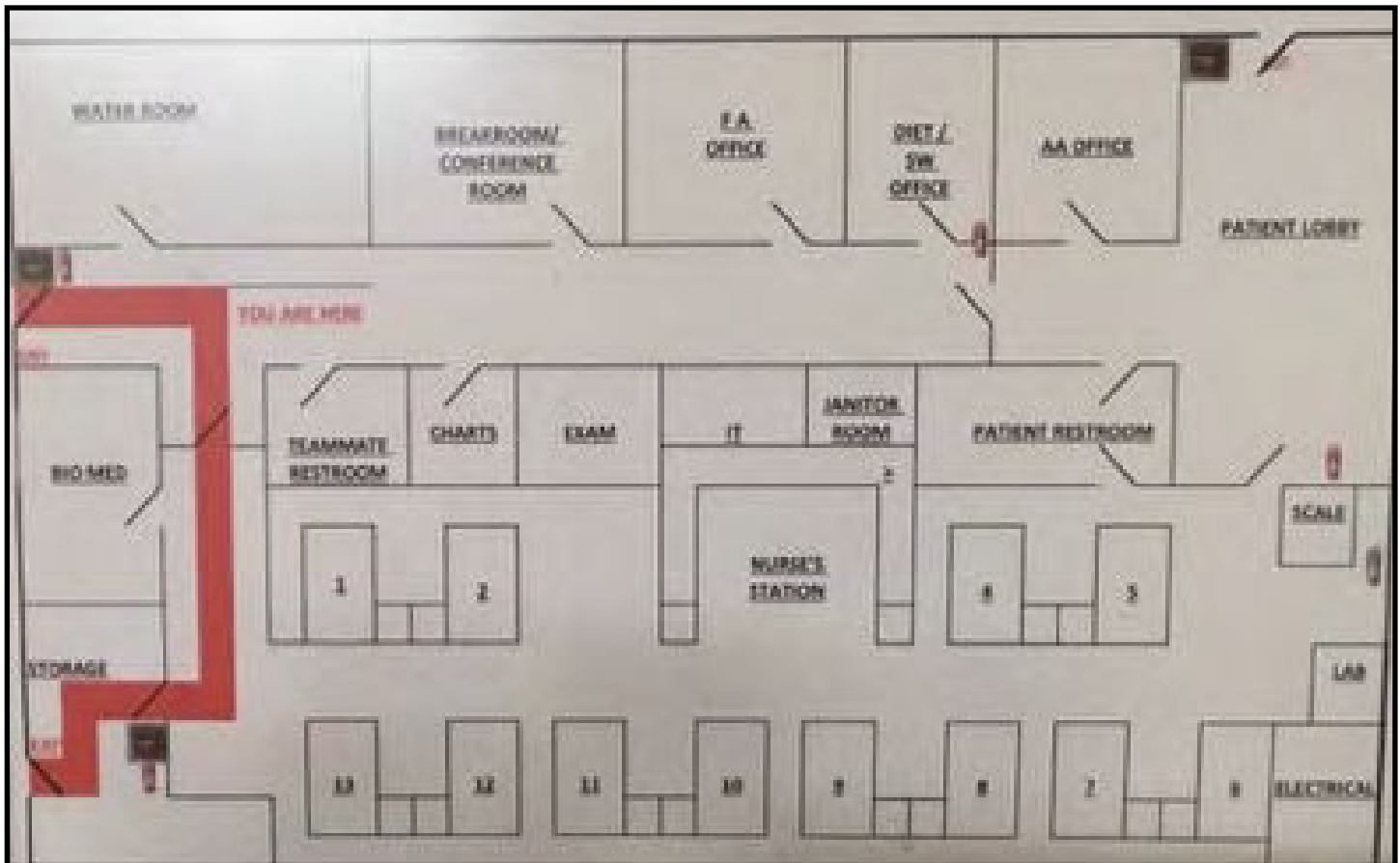


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FLOOR PLAN



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A Community First. A Company Second.



We are on a quest to Build the Greatest Health Care Community the World Has Ever Seen. Learn how DaVita—which is Italian for “giving life”— is working to provide quality service to patients, partners and teammates.

OUR MISSION:

TO BE THE PROVIDER, PARTNER, AND EMPLOYER OF CHOICE.



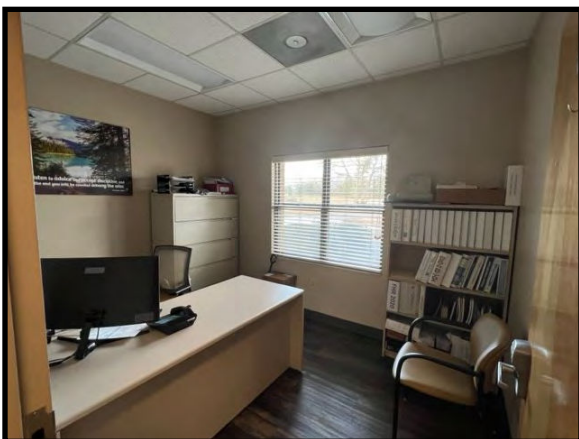
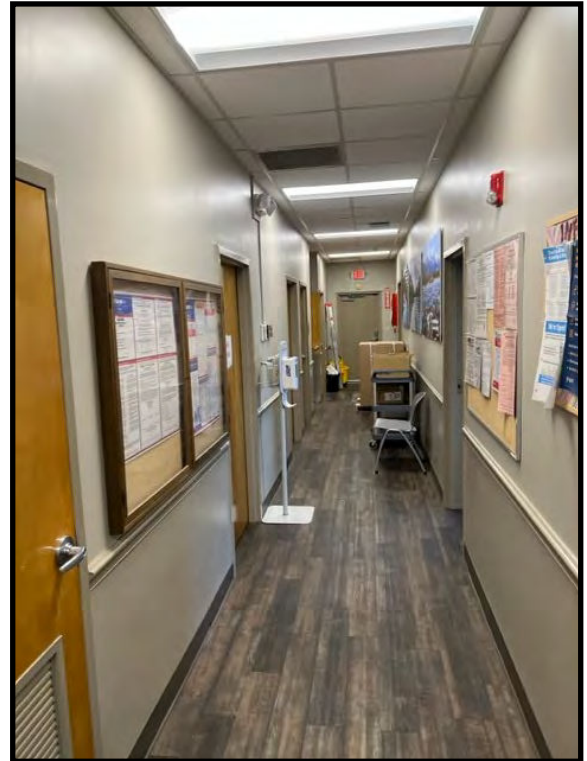
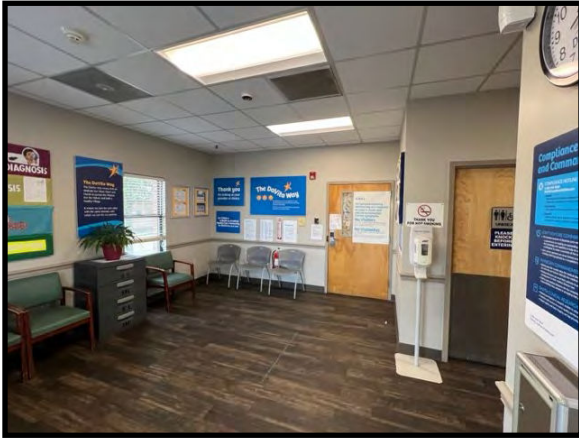
Reference Website: <https://www.davita.com/>



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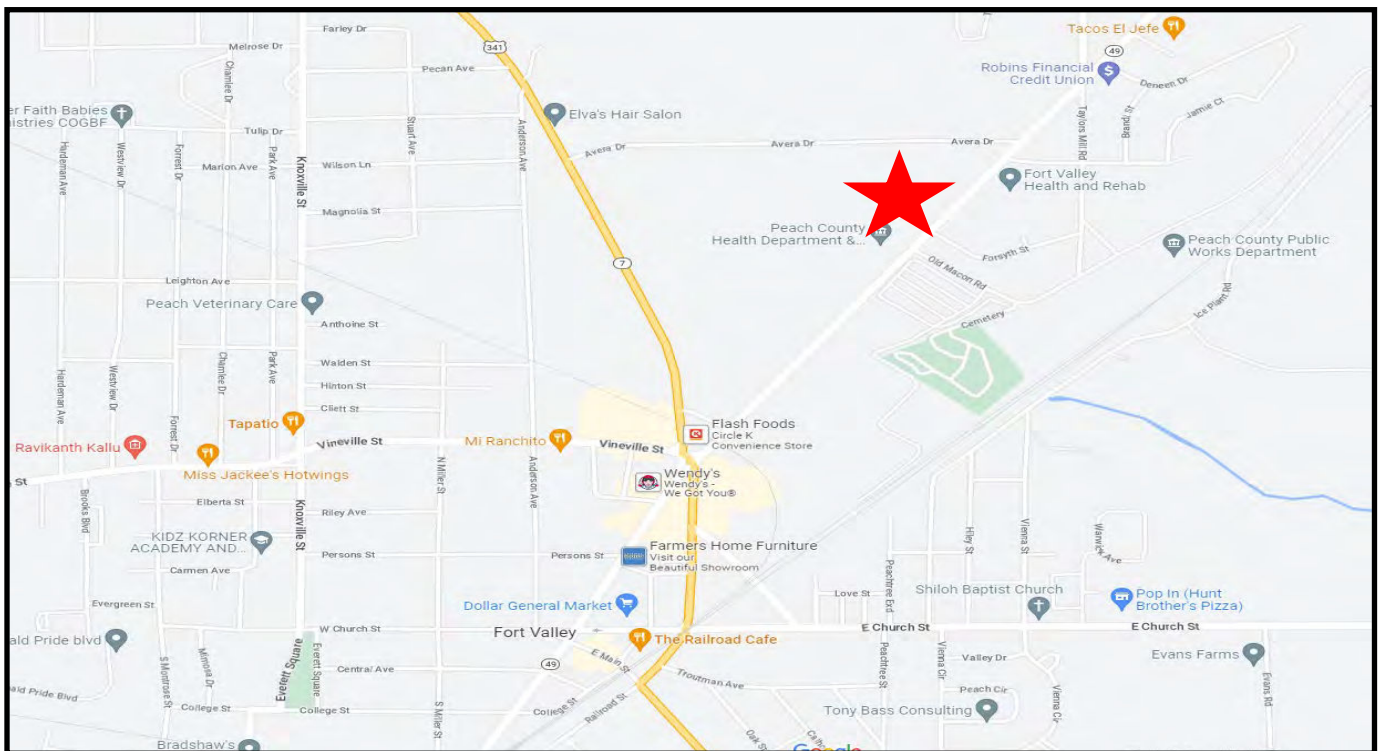
AERIAL PARCEL MAP



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