

**NEW IMPROVED PRICE**

## **MEDICAL OFFICE BUILDING**



**95 TRUMAN ROAD  
HAWKINSVILLE, PULASKI COUNTY, GEORGIA 31036**

**DEIDRA STEWART  
EXCLUSIVE AGENT**

**478.508.2652  
deidra@cbcgeorgia.com**

**990 Riverside Drive  
Macon, GA 31201**

**REDUCED SALES PRICE:  
~~-\$615,000~~ \$599,000**



**COLDWELL BANKER  
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EBERHARDT & BARRY

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Created 4/29/25

## PROPERTY OVERVIEW

BUILDING INFORMATION	<p>5,270± SF Medical Office Building (Floor Plan Page 3)</p> <p>Former Serenity Adult Day Health</p> <ul style="list-style-type: none"> <li>• Reception Area</li> <li>• Four (4) large activity rooms <ul style="list-style-type: none"> <li>• Private office</li> <li>• Kitchen</li> <li>• Laundry room</li> </ul> </li> <li>• Four(4) restrooms; one with shower</li> </ul>
USES	<ul style="list-style-type: none"> <li>• Medical Clinic (15± Bed Capacity)</li> <li>• Rehabilitation Clinic</li> <li>• Daycare Center</li> <li>• Assisted Living Facility</li> </ul>
MISCELLANEOUS	<ul style="list-style-type: none"> <li>• ADA Accessible</li> <li>• Alarm System</li> </ul>
YEAR BUILT	2004
SITE	2 Acres
HVAC	Three (3) HVAC units (2018)
ROOF	Asphalt Shingles
PARKING	<ul style="list-style-type: none"> <li>• 12 Paved spaces in front of building</li> <li>• Side and rear yard fenced</li> </ul>
SIGNAGE	Monument sign
UTILITIES	All utilities available (Septic System)
TAX BILL	\$5,253.16 (2024)
ZONING	C3

## LOCATION OVERVIEW

- Located 1/2 mile from Taylor Regional Hospital
- 20 Miles from Perry
- 25 Miles from Warner Robins
- 50 Miles from Macon



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**REDUCED SALES PRICE:**

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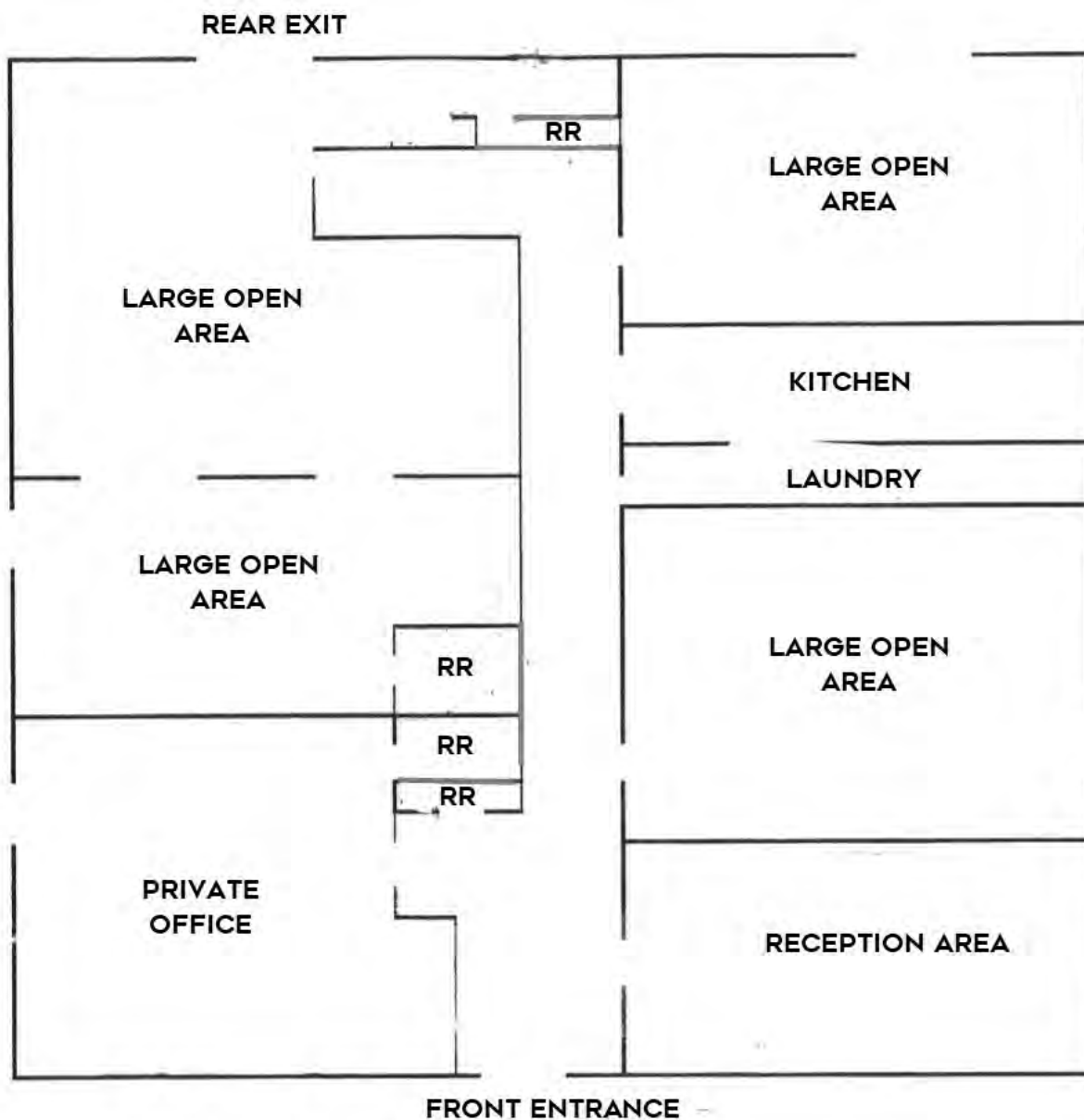


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## FLOOR PLAN



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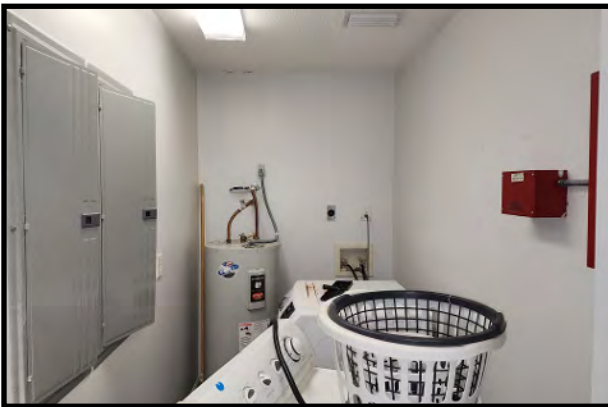
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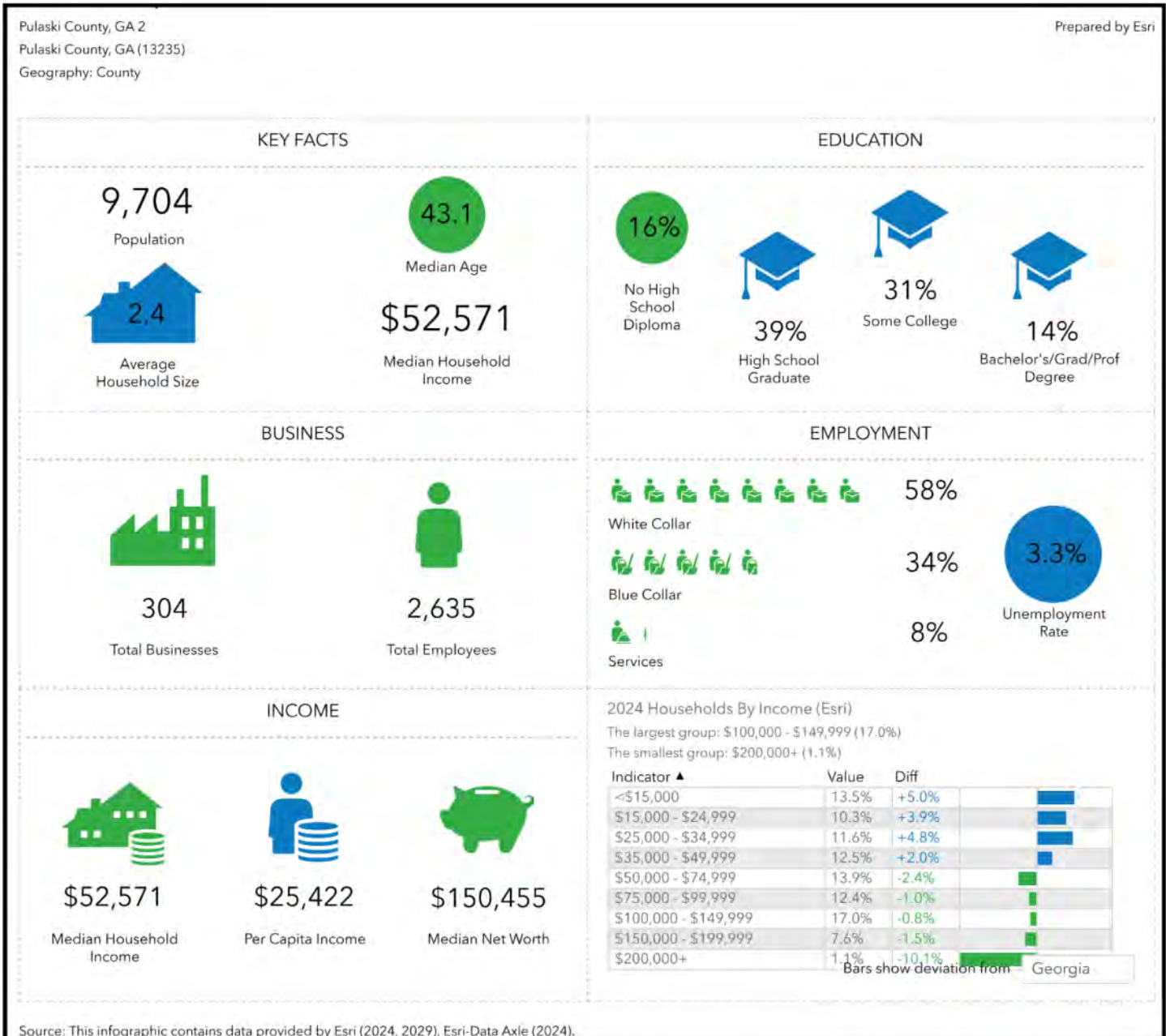


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## DEMOGRAPHICS - PULASKI COUNTY



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