FURTHER REDUCED

MEDICAL OFFICE BUILDING



555 Bluebird Boulevard
Fort Valley-Peach County, Georgia 31030

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REDUCED SALES PRICE:
~~$695,000~~ **$650,000**

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Revised 9/30/26





PROPERTY OVERVIEW

- **Building Size:** 4,565± SF
- **Drive-through porte-cochere**
- **On-site storage building** (±12' X 32')
- **Ceiling Height:** 10± Feet
- **Roof:** 2± Years old
- **Parking Spaces:** 29± paved
- **Parking Lot:** professionally sealed and striped 2± years ago
- **Lot Size:** 1.13± Acres
- **Year Built:** 1992
- **Construction:** Brick veneer
- **Zoning:** I-N (Institutional)

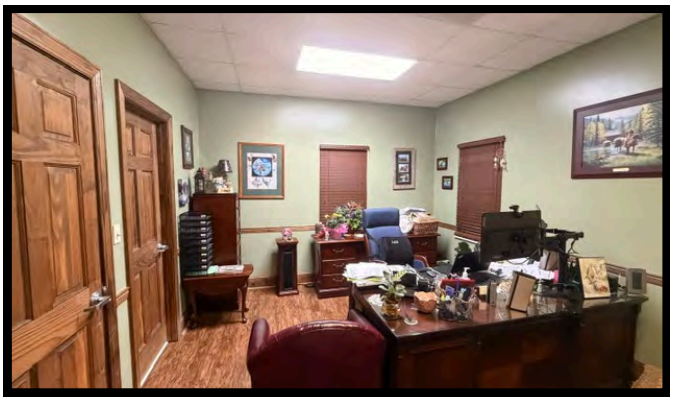
Interior Layout:

- Reception area with **spacious waiting room**
- **Six exam rooms**
- **Procedure room** and **lab**
- **Triage area** and **nurses station**
- **Physician's office** with **private restroom**
- **Three additional private offices**
- **Break room**
- **Computer and mechanical rooms**
- **Two restrooms**
- **Two storage rooms**

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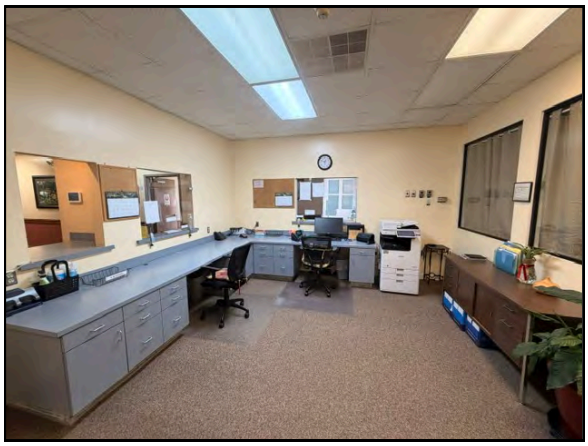
LOCATION OVERVIEW

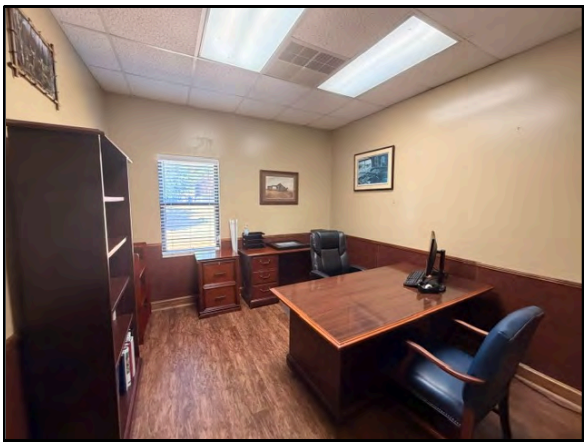
- Positioned in the center of Georgia's largest peach-producing region
- Just 10 minutes from Interstate 75, providing regional connectivity
- Easy access via Georgia State Routes 49 and 96 and US Route 341
- Located directly across from Blue Bird Corporation, a major regional employer
- Surrounded by established medical offices and healthcare providers
- Strong local workforce base supported by manufacturing and agriculture
- Convenient access to Macon and the Central Georgia region

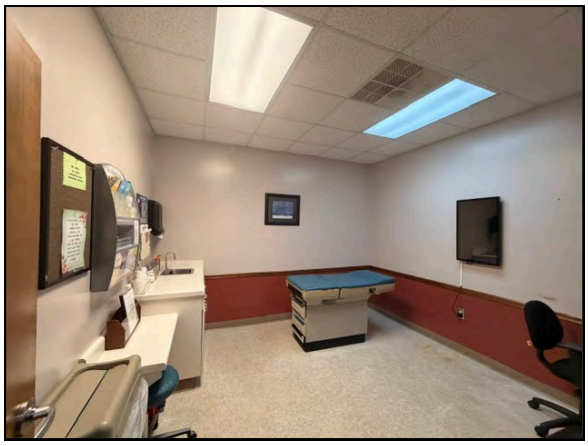


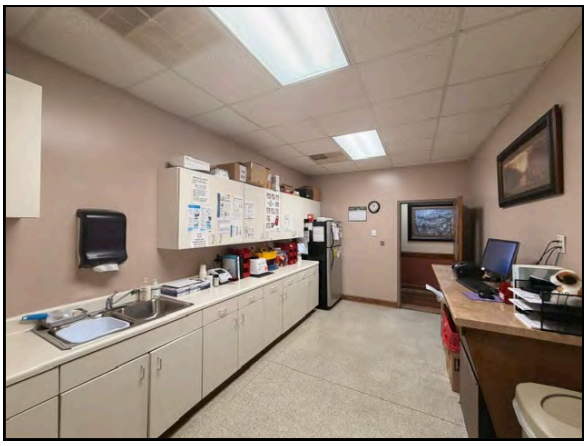
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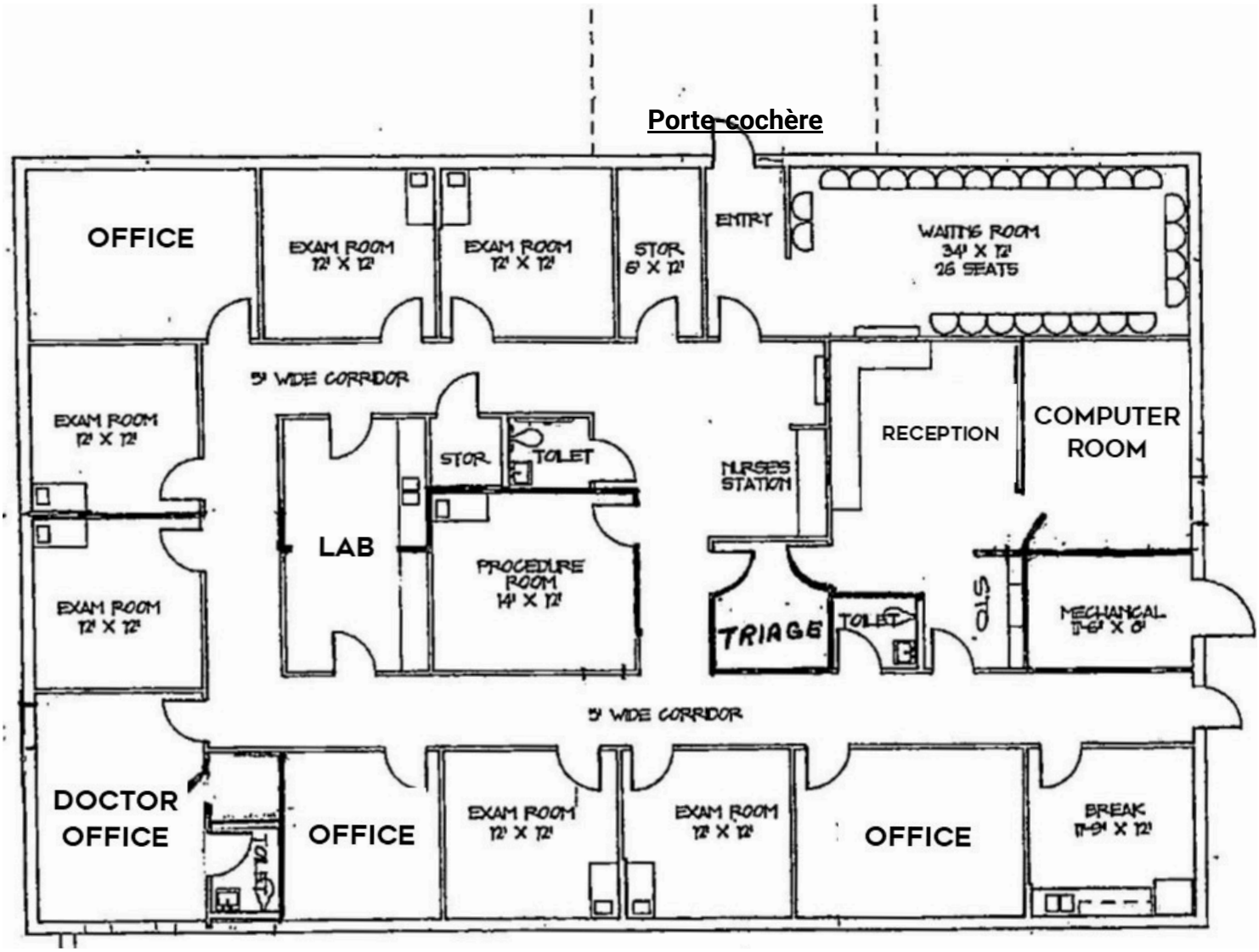




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FLOOR PLAN



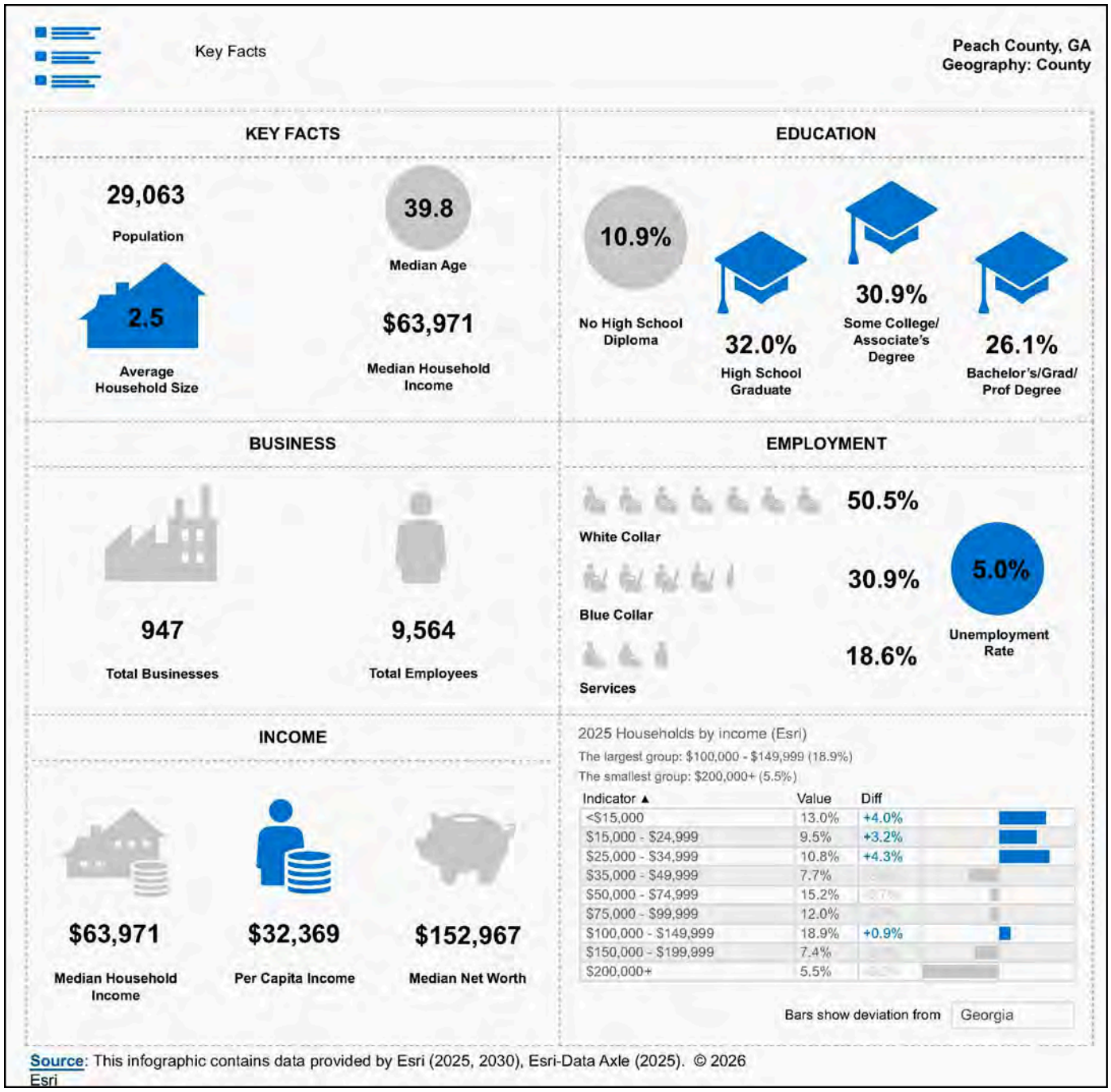
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