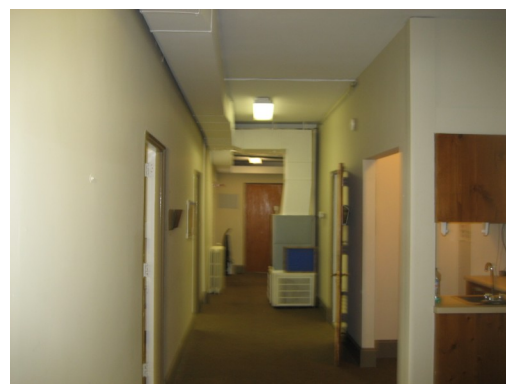
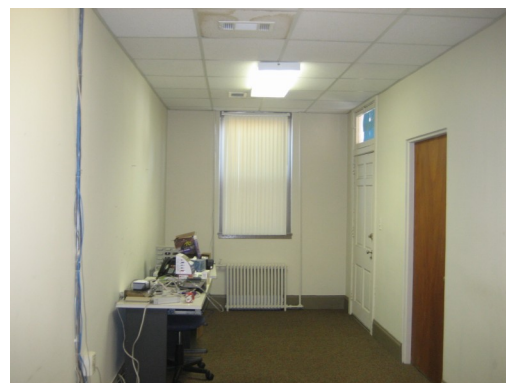


# Former Medical Office

938 Carroll Street  
Perry, Georgia 31069

**2,600 sf**  
**Downtown**  
**Perry GA**



- Located at the intersection of Carroll and Washington Streets in Perry's Downtown Historic District
- Office was previously used for medical space but can easily be utilized by most office users.
- Ample on street parking
- Central HVAC with heat pump
- New modern exterior windows
- One story brick construction
- 2,600 sf office area
- .12 acres
- Built in 1945
- Estimated taxes: \$ 1,800
- Estimated Ins: \$ 390

**Sale Price: \$250,000**

**Lease Price: \$ 2,600/month**

**(\$12 psf NNN)**

## Contact:

**Larry Crumbley, CCIM, CPM, SIOR, CRE**

**Donnie Laurens, CPM, SIOR**

**Phone: 478-746-9421**



**A Full Service Real Estate Company**

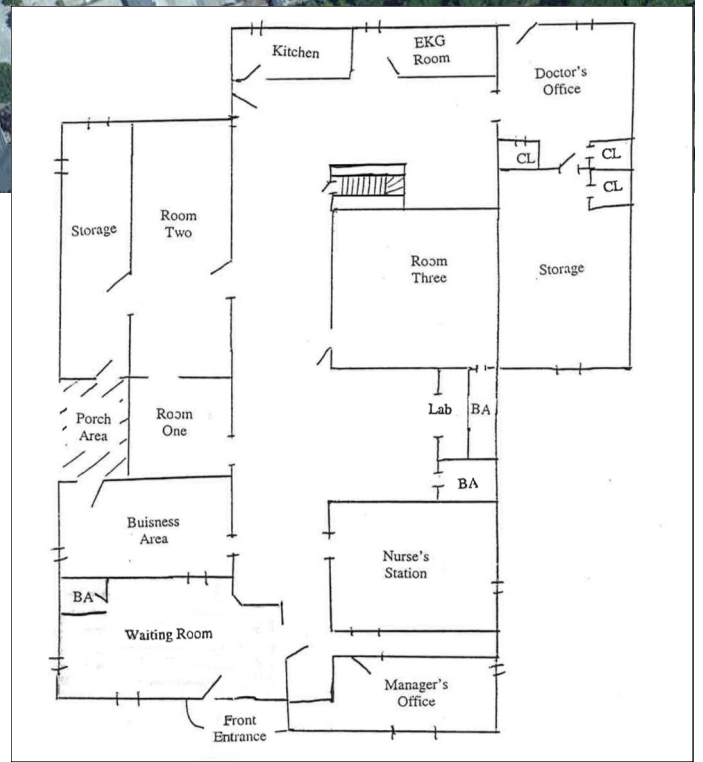
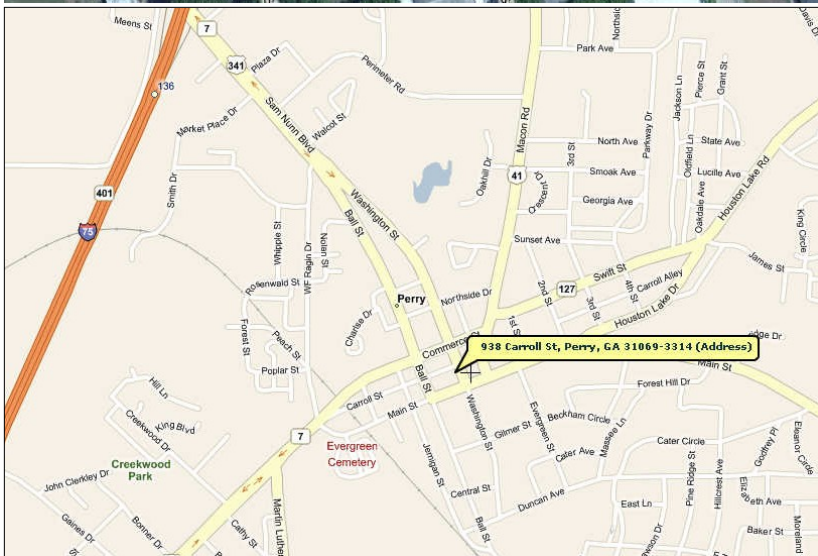
## Commercial Division

577 Mulberry Street  
P.O. Box 310  
Macon, GA 31202  
(478) 746-9421  
(478) 742-2015 FAX

[www.fickling.com](http://www.fickling.com)

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938 Carroll Street · Perry · Georgia · 31069



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