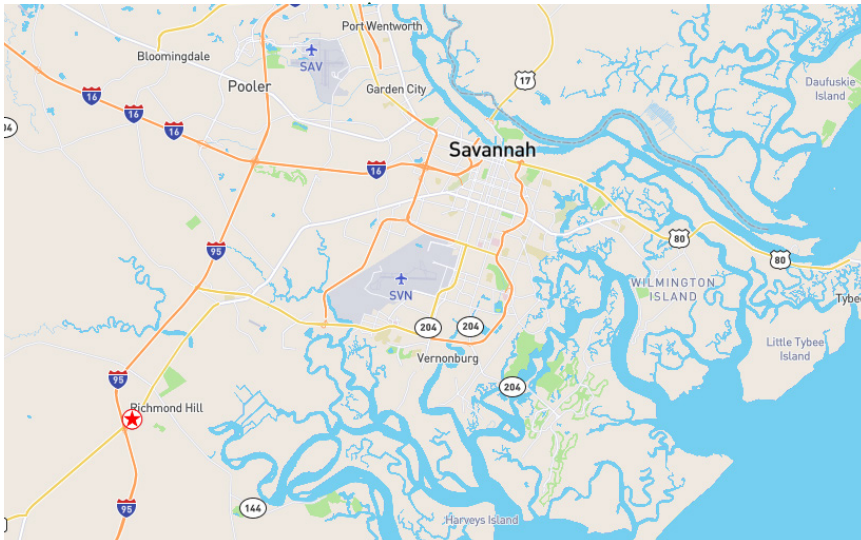


FOR MEDICAL OFFICES SALE INVESTMENT PROPERTY

3776 & 3780 HIGHWAY 17 RICHMOND HILL, GA



- Frontage on Highway 17
- Great visibility
- Located less than half a mile north of Exit 87 on I-95
- Two upscale Class A brick medical office buildings
- Centrally located in a high traffic area

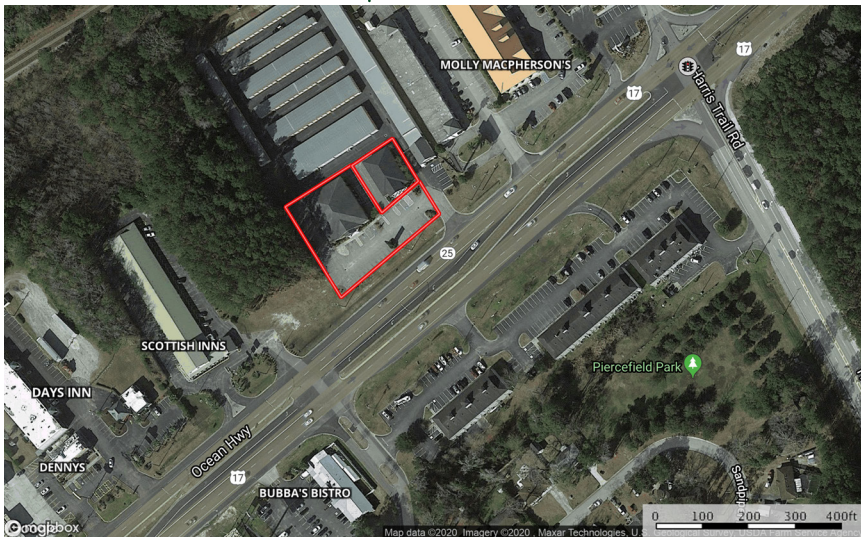
3776 Hwy. 17 - Building 1

- Currently fully leased
- 0.2 acres
- Built 2013
- Approximately 3,700 sq. ft.
- Price: **\$1,100,000**

3780 Hwy. 17 - Building 2

- Currently fully leased
- 0.76 acres
- Built 2009
- Approximately 7,028 sq. ft.
- Price: **\$2,100,000**

**Property offered as a whole
for \$3,200,000**



**FOR MORE
INFORMATION
PLEASE CONTACT**

Clayton Tillman, ALC
O: (912) 727-4290
C: (912) 547-7770
clayton@landunlimited.com
P.O. Box 1238
Richmond Hill, GA 31324

Land Unlimited
The Land Specialists

www.landunlimited.com

John J. Rauers, CCIM
O: (912) 236-2461
C: (912) 429-3900
rauers@aol.com
7 E. Congress Street, Suite 611 E
Savannah, GA 31401

LAMARA COMPANY

www.lamaraco.com

FOR MEDICAL OFFICES SALE INVESTMENT PROPERTY

3776 & 3780 HIGHWAY 17
RICHMOND HILL, GA



- Professionally designed and furnished interiors
- Low maintenance exterior
- Well-maintained property

Total Amenities Include:

- 5 doctor's offices
- 14 exam rooms
- Xray
- Laboratory
- Surgical Procedure rooms
- Conference rooms
- Nursing stations
- Administrative office
- 50 space paved parking lot
- 9 half baths



Property offered as a whole:
\$3,200,000

Seller will sell buildings separately:

Building # 1: **\$1,100,000**

Building # 2: **\$2,100,000**

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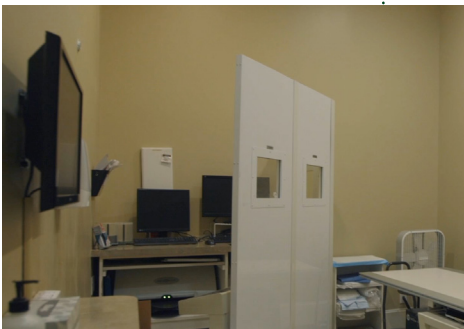
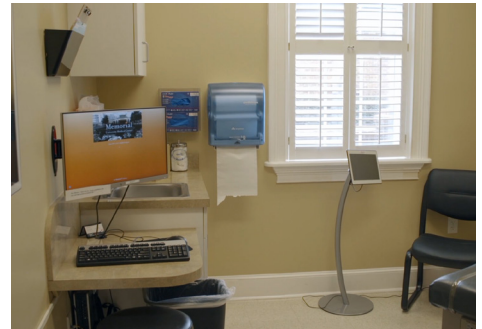
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