



SALE

## 2509 MANCHESTER EXPRESSWAY

Columbus, GA 31904



### OFFERING SUMMARY

PRICE REDUCTION: \$899,000

Lot Size: 0.4 Acres

Building Size: 5,141 SF

Zoning: NC

Traffic Count: 35,000 VPD

Price / SF: \$174.87

### PROPERTY OVERVIEW

Foreclosure! To be sold AS IS - WHERE IS. Recently closed, 5,141 sq. ft. animal hospital, built to a very high architectural standards in 2007, with brick veneer and split block construction. Located on busy Manchester Expressway with a traffic count of over 35,000 vehicles per day. Conveniently located within 1/2 mile of Exit 7 of Interstate 185. The building sits on a .4 acre lot, and has parking lot for 17 vehicles. Building features high end architectural features and finishes, including tiled floors, wooden cabinetry and built-ins, coffered ceilings, fans, and skylights. Partial listing of rooms includes, waiting room, 3 station built-in receptionist desk, 4 exam rooms, procurement office, lab/pharmacy, surgery prep, surgery room, x-ray room, isolation room, owner/manager's office with private restroom, grooming facilities, kennel facilities. Other features include security cameras, interior and exterior, exterior lighting, covered entrance, electronic sign, and advertising billboard. A considerable amount of furniture, fixtures and equipment are to be included.

### LOCATION OVERVIEW

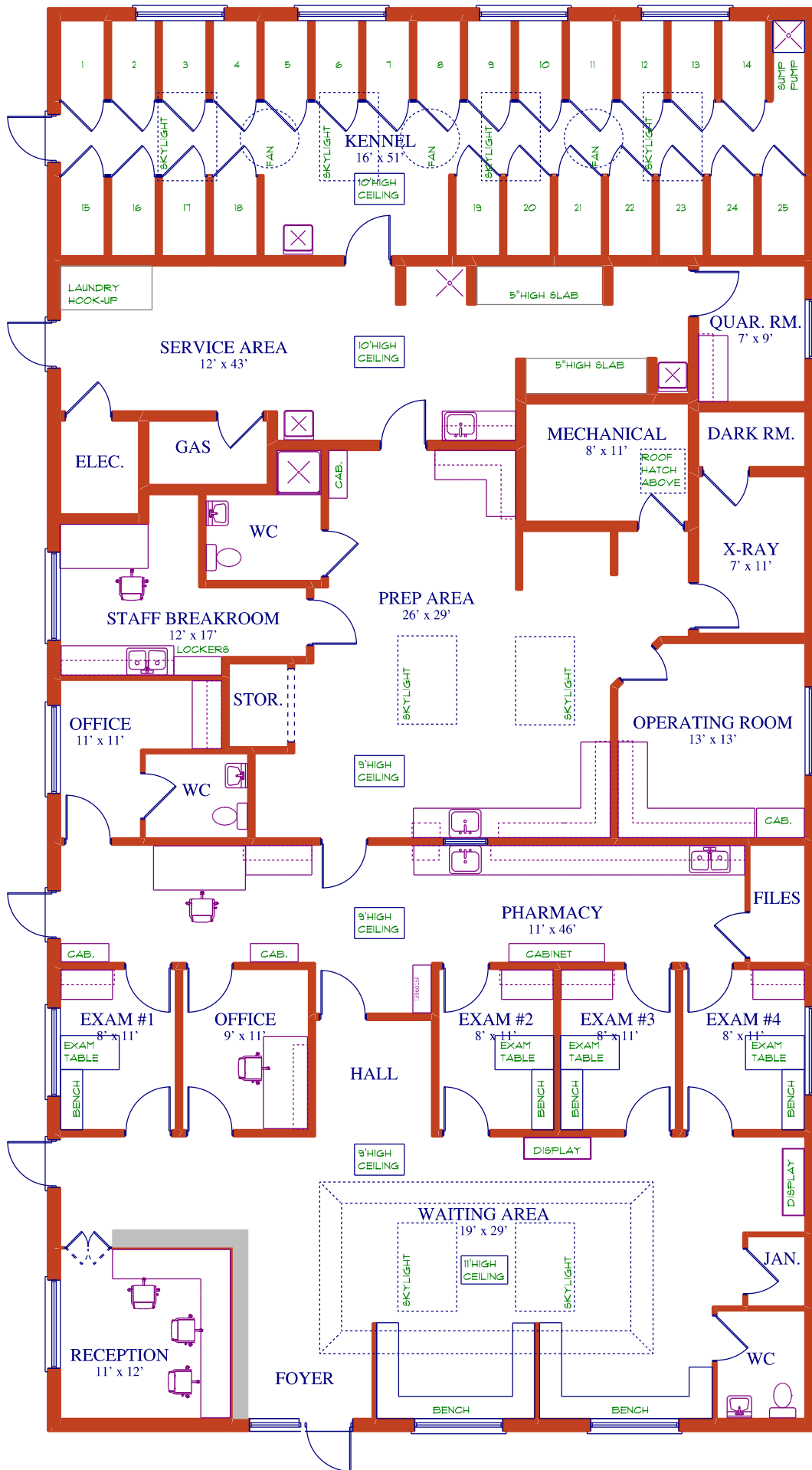
From Atlanta, travel south on I-75/I-85 S. Follow I-85 S and I-185 S to GA-85 S/US-27 ALT S/Manchester Expy in Columbus. Take exit 7 from I-185 S. Turn right onto GA-85 S/US-27 ALT S/Manchester Expy. Property will be on your right in approx. 0.25 miles.

Showing Information: Please call (404) 861-1300 to schedule a time to tour the property. During the unique state of social uncertainty, we are more than happy to accommodate a showing that you are most comfortable with.

CBCWORLDWIDE.COM

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**MAIN FLOOR PLAN**

SCALE: 1" = 10'

5141 SF