

# INVESTMENT PROPERTY

**64 GREEN STREET  
WARNER ROBINS, GA 31093  
HOUSTON COUNTY**

**ASKING PRICE  
\$750,000**

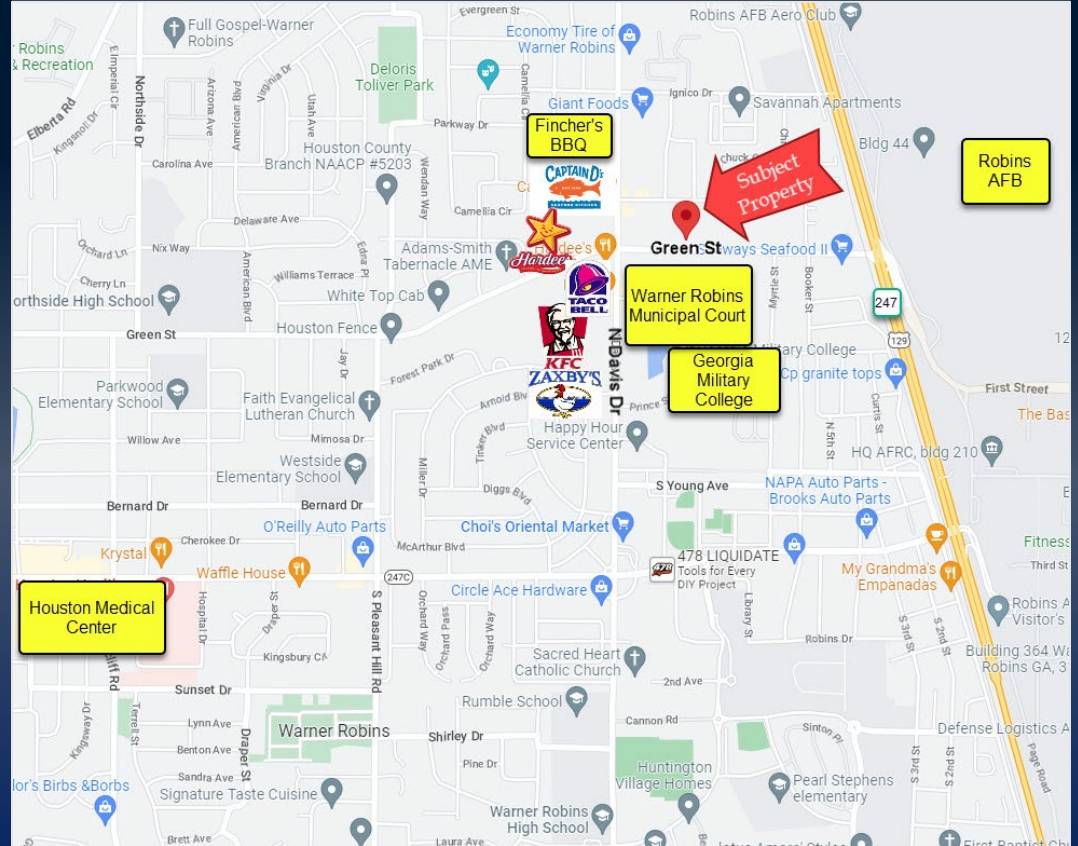


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## PROPERTY INFORMATION

- Two tenant office/warehouse
  - 2 spaces: Each suite is approximately 2,545 SF
  - 5,090 total SF
- Each suite contains a warehouse of approximately 1,224 SF
- Conveniently located to Georgia Military College, Houston Medical Center, restaurants & more
- One mile from Robins AFB
- Traffic Count (2021 GDOT estimate)
  - Green Street: 5,660 vpd



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## ADDITIONAL PROPERTY INFO

- Warehouse includes 10 ft ceilings & 9'5" high roll up door
- Three new HVAC units per suite
- TPO roof less than 10 years old with a 20-year warranty
- Zoned C-2 (Commercial)
- Income and expenses available upon request

Link to 3D Virtual tour

<https://my.matterport.com/show/?m=8hrcSqMmpDS>



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