

FOR SALE > MEDICAL BUILDING



340 Eisenhower Drive - Building 500

SAVANNAH, GA 31406



Property Highlights

- > Two-story medical office building
- > Located within 10 minutes of Memorial Health and both campuses of St. Joseph's/Candler hospital
- > Surrounded by professional and medical office, abundance of retail and restaurants, and residential and multi-family properties
- > Signage visible from Eisenhower Drive
- > Built in 1988
- > Zoned PIP, Planned Institutional Professional

For Sale

WAS > \$710,000

NOW > **\$675,000**

First Floor: ±2,838 SF

- > Six exam rooms with plumbing to each
- > X-Ray room with lead walls and door
- > Two physicians offices with full restrooms
- > Two additional restrooms - one staff; one patient
- > Large waiting room
- > Large nurses' station

Second Floor: ±1,763 SF

- > Divided into two units, ±800 SF each
- > **One unit leased on an annual basis to a psychology practice for \$1,250/Month Gross**
- > Neighboring unit used as owner's storage/breakroom
- > Can easily be leased for additional income

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