



1077 S. Main Street
Madison, GA 30650
Morgan County



For Sale
±37,270 SF
Morgan County, GA



IPG Properties
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PROPERTY OVERVIEW

1077 S. Main Street | Madison, GA 30650



For Sale

±37,270 SF

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PROPERTY FEATURES:

±37,270 total sq. ft. for sale

±33,600 sq. ft. main building

±3,670 sq. ft. detached modular office/storage

±4.58 acre site

Zoned P-1 (Professional Office/Institutional)

27 patient rooms, office/admin areas, OR/ER areas and mechanical space

60+ employee parking spaces

Convenient to I-20, Hwy 278, Hwy 441 and the Madison Downtown District

Ample room for expansion



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Property Description

The former Morgan Medical Center site offers a total of $\pm 37,270$ sq. ft., presenting an excellent opportunity for redevelopment.

Originally constructed in 1960, the main healthcare facility is a $\pm 33,600$ sq. ft. single story building. The building was renovated in 1997 and contains 27 patient rooms (a mix of private and semi-private), office/admin areas and procedural spaces such as operating rooms, emergency room, and mechanical.

In addition to the main building, the property also has a $\pm 1,630$ sq. ft. storage building, two separate modular offices ($\pm 3,060$ sq. ft.) and a $\pm 1,050$ sq. ft. garage.

Location

Situated on ± 4.58 acres in beautiful Madison, GA, this property is well positioned near multiple state highways and has easy access to I-20, Exit 113 and 114. The site provides ample room for expansion, green space, outdoor activities or additional parking.

Zoning

The property is currently zoned P-1 (Professional Office / Institutional) with a Conditional Use Permit approved for medical related use.

Potential Use

The site would be suitable for a variety of P-1 permitted uses, per the City of Madison permitted use tables. Potential redevelopment of the property could include:

- Private Offices
- Medical/Professional Office
- Educational facilities such as a vocational/trade school
- Assisted Living
- Senior Living facility
- Accessory apartments
- VA support
- Rehabilitation
- Mental Health
- Behavioral Health
- Transitional Housing

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PROPERTY PHOTOS

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AREA MAP

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DISTANCES:

I-20, Exit 113:	±2.0 miles
I-20, Exit 114:	±2.1 miles
Morgan Medical Center (Critical Access/Level 4 Trauma):	±1.9 miles
Athens (via Hwy 441):	±30 miles
Atlanta (via I-20):	±60 miles
Augusta (via I-20)	±90 miles
Lake Oconee	±29 miles
Six acute care facilities:	Within ±60 miles

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