

Property Information Package

**Medical Office Building and Surgery Center
2405 Osler Court, Albany, Dougherty County, Georgia**

Online Only Auction

Bidding Ends Tuesday, December 10



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

Weeks Auction Group, Inc. is pleased to present this medical investment opportunity, located in Albany, GA. Comprised of 22,984 +/- SF of surgery, clinical and office space, this facility offers a unique opportunity for a new owner to purchase a turn-key medical facility. This property benefits greatly due to the superb location for this asset class and specifications. The positioning allowed this facility to provide Dougherty, Lee and the surrounding counties with world-class outpatient orthopedic services.

Auction Date and Time: Tuesday, December 10 at 4:00 PM

Open House Dates and Times: Monday, December 2, 1:00 PM – 5:00 PM
Monday, December 9, 1:00 PM – 5:00 PM



For More Information Contact: Cameron Morris
Weeks Auction Group, Inc.
(229) 881-7643
Cameron@BidWeeks.com

Property Information

Property Address: 2405 Osler Court, Albany, Dougherty County, Georgia

Property Size (Acres): Estimated 22,984 +/- Square Foot

Assessor's Parcel Number: 040-2/00001/003

Taxes (2019): \$ 54,465.19

Driving Directions: Enter Driving Directions *IF* Applicable ***WATCH FOR AUCTION SIGNS!***

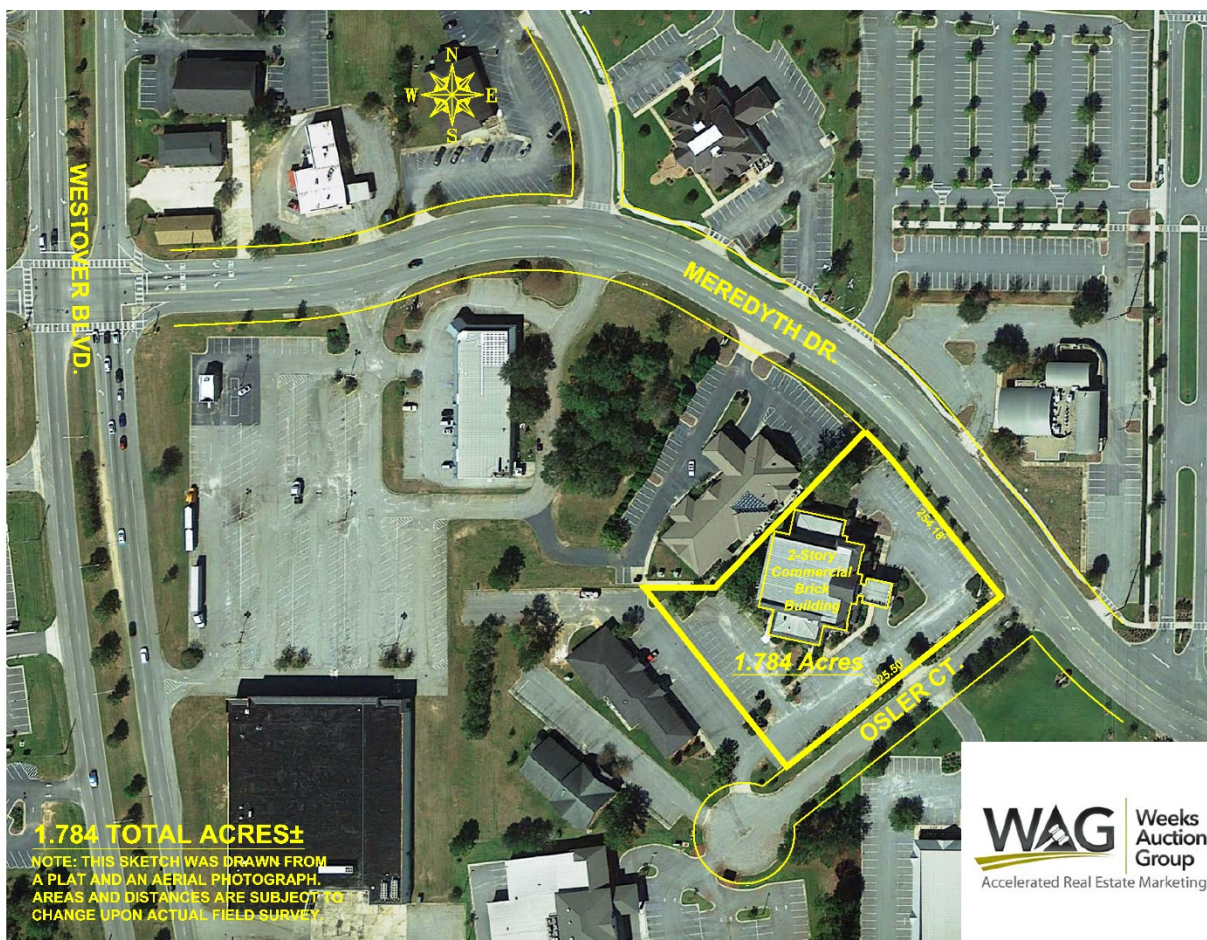
Important Selling Features:

- 1.784 +/- Acres
- Year Built - 2002
- 1st Floor = 14,543 +/- SF
- 2nd Floor = 8,441 +/- SF
- Surgery Center with (2) Operating Rooms
- Physical Therapy Center
- Clinic with (16) Exam Rooms
- Imaging Center with (2) X-Ray Machines
- (8) Executive Offices
- 2nd Floor Billing and Filing Center
- Executive Board Room
- Large Kitchen & Lounge
- Caterpillar Generator
- Medical Air/Gas Service
- Large Portico with Abundant Parking
- Strong Traffic Count - Over 18,500 Cars Per Day on Westover Road
- Neighbors include Albany Internal Medicine, The Nexus Pain Center of Albany, Albany Urology Clinic, AAPHC & Dermatology Southeast
- Ideally Located Across the Street from Phoebe Putney Memorial Hospital – Northwest

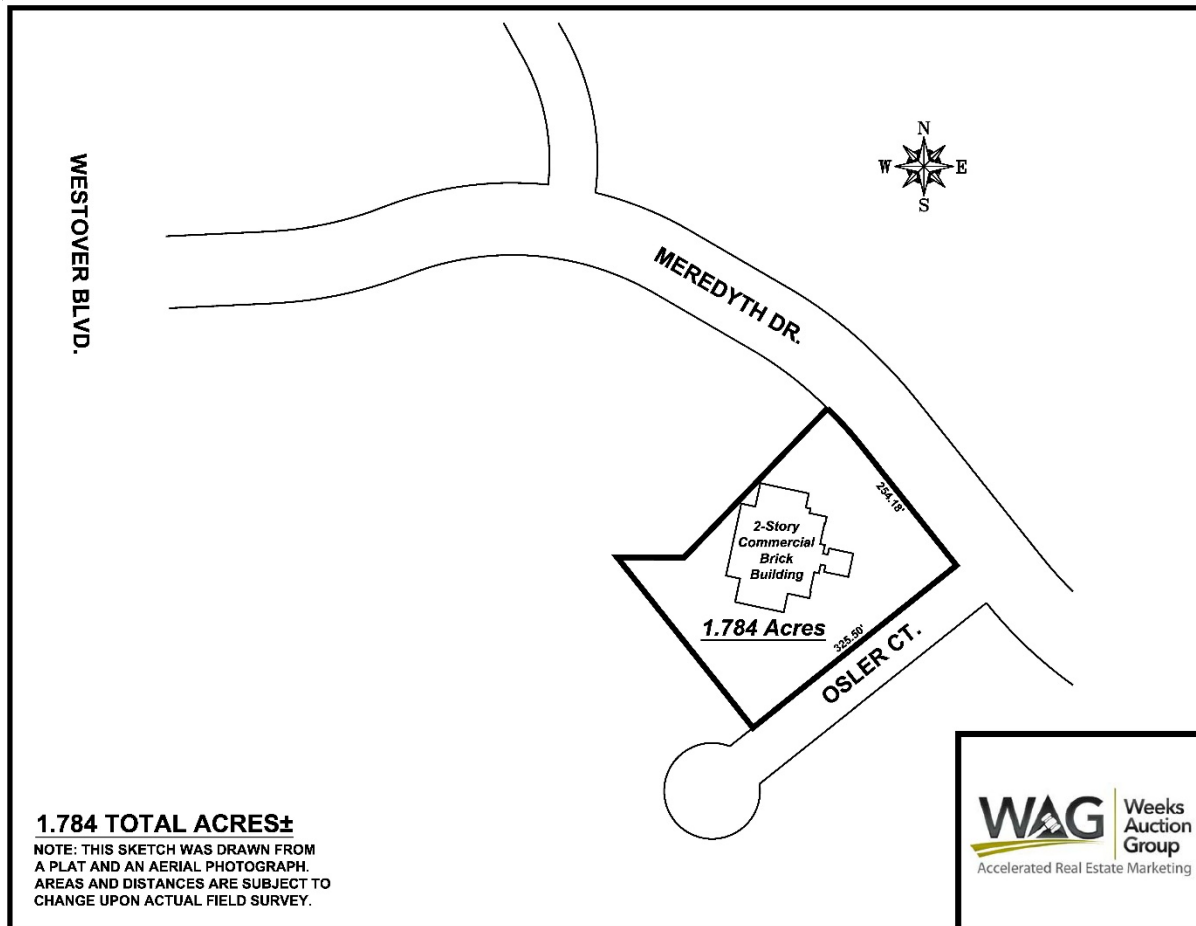
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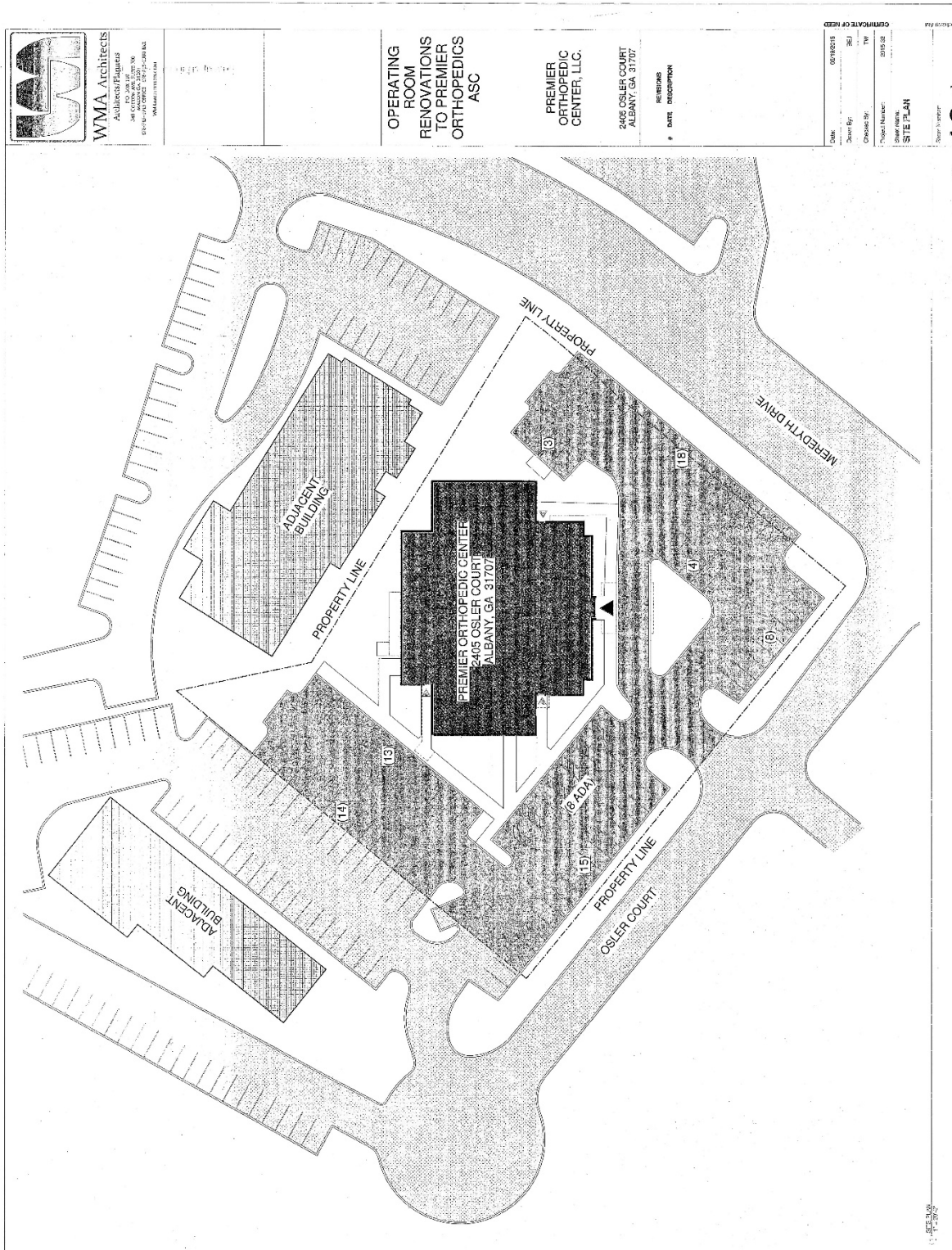
Aerial Site Map




Site Map



Site Plan



Existing Floor Plan

 <p>WMA Architects Architects Planners 1400 14th Ave. NW Atlanta, GA 30309 404-525-1100 FAX 404-525-1101 WWW.WMA-ARCH.COM</p>	<p>OPERATING ROOM RENOVATIONS TO PREMIER TO ORTHOPEDIC ASC</p>		<p>PREMIER ORTHOPEDIC CENTER, LLC.</p>		<p>2405 OSLER COURT ALBANY GA 31707</p>		<p>REVISIONS</p>	<p># DATE DESCRIPTION</p>
	<p>REVISIONS</p>		<p>PREMIER ORTHOPEDIC CENTER, LLC.</p>		<p>2405 OSLER COURT ALBANY GA 31707</p>		<p>REVISIONS</p>	<p># DATE DESCRIPTION</p>

DEPARTMENT LEGEND

- A - PRE-ADMISSIONS
- B - PRE-PROCEDURE
- C - PROCEDURE AREA
- D - OFFICE / EXAM SUITE
- E - BUILDING SUPPORT
- Z - CIRCULATION

FORM AND TYPE

1.00' = 1" (1:12)

SCALE

0 10 20 30 40 50 60 70 80 90 100

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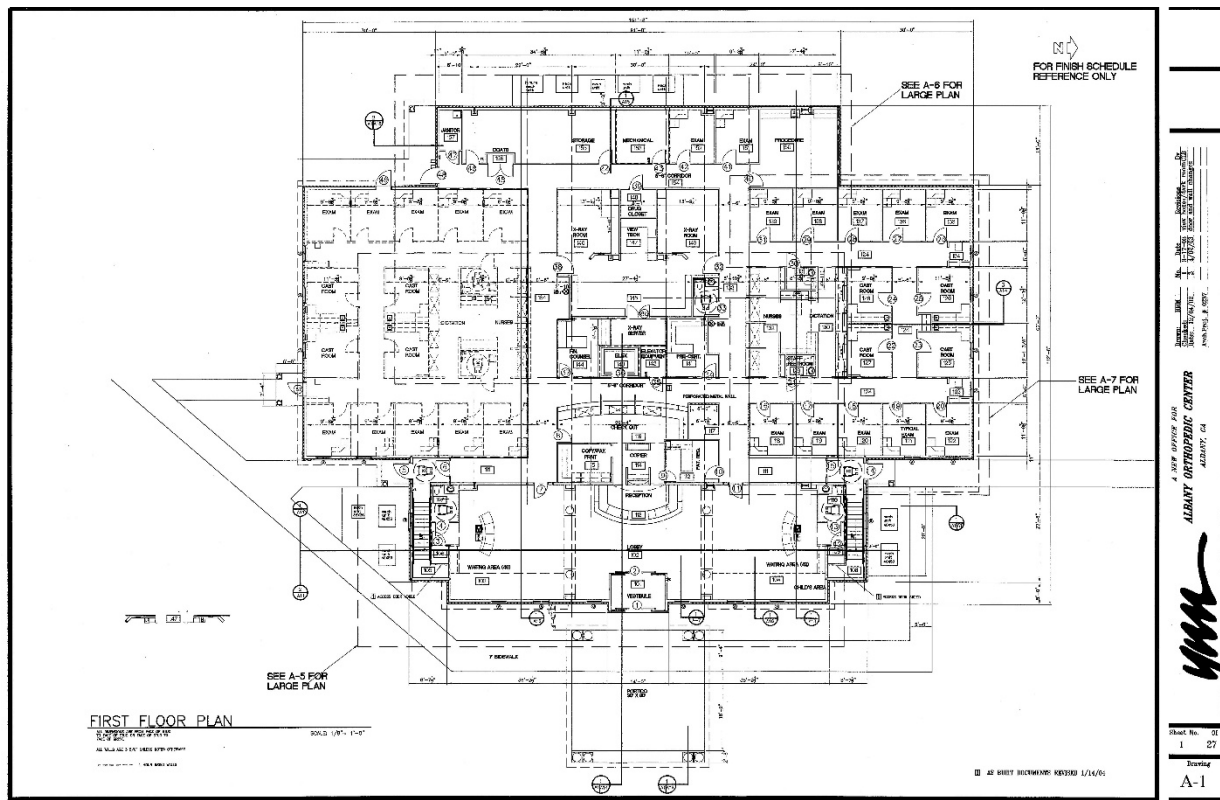
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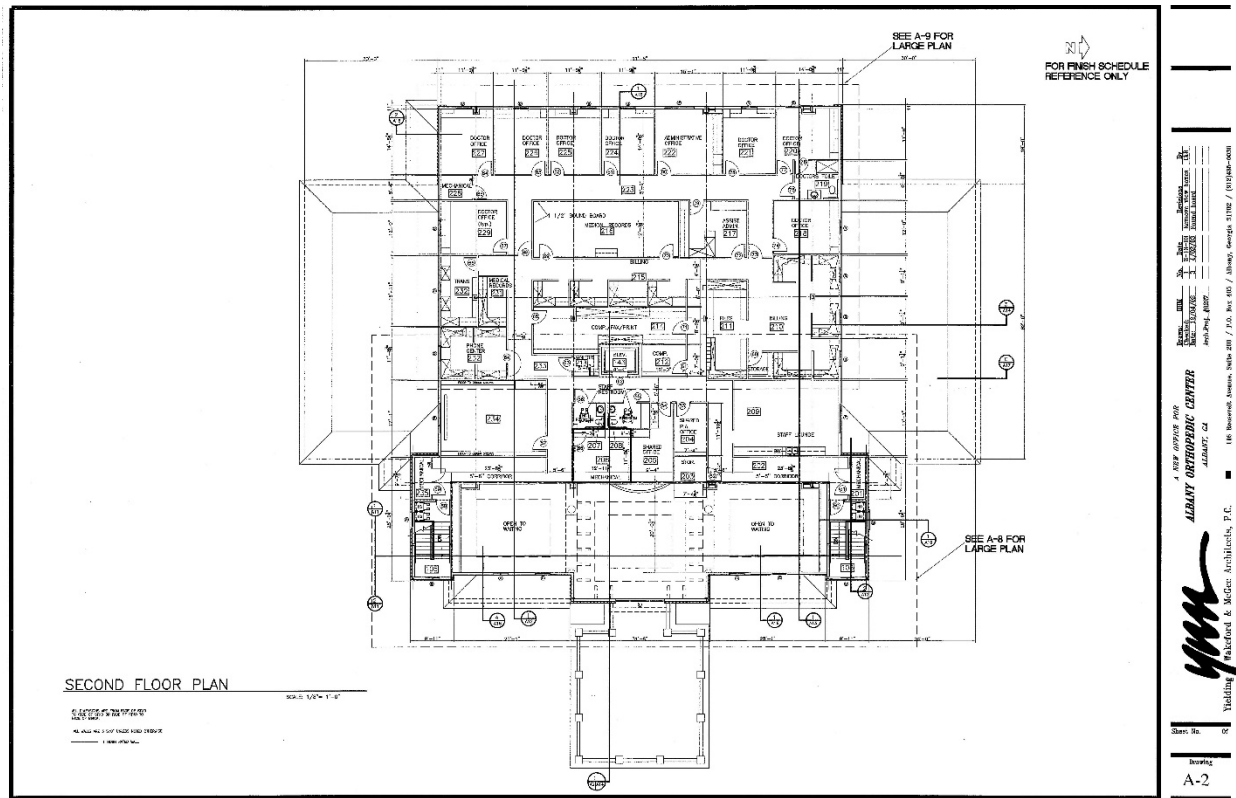
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Floor Plan



Floor Plan



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Tax Card – Page 1



Summary

Parcel Number 040-2/00001/003
Location Address 2405 OSLER CT
Legal Description LT 3 MEREDYTH PROFESSIONAL PL
(Note: Not to be used on legal documents)
Class C3-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 01 CITY OF ALBANY (District: 01)
Millage Rate 43.806
Acres 1.74
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

ALBANY ORTHOPEDIC CLINIC INC
 2405 OSLER CT
 ALBANY, GA 31707

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Meredyth Prof Park	Acres	77,537	253	325	1.74	1

Commercial Improvement Information

Description Medical Office Buildings
Value \$2,177,100
Actual Year Built 2003
Effective Year Built 2003
Square Feet 20802
Wall Height 15
Wall Frames WOOD L&H
Exterior Wall 98% BRICK
 2% HRDY PLANK
Roof Cover COMP SHINGLE
Interior Walls DRY WALL
Floor Construction
Floor Finish CARPET
Ceiling Finish FIN.SUSPD
Lighting
Heating F AIR DUCT/CENTRAL AC
Number of Buildings 1

Description Medical Office Buildings
Value \$491,200
Actual Year Built 2003
Effective Year Built 2003
Square Feet 3720
Wall Height 15
Wall Frames WOOD L&H
Exterior Wall BRICK
Roof Cover COMP SHINGLE
Interior Walls DRY WALL
Floor Construction
Floor Finish CARPET
Ceiling Finish FIN.SUSPD
Lighting
Heating F AIR DUCT/CENTRAL AC
Number of Buildings 2

Description Medical Office Buildings
Value \$39,200
Actual Year Built 2003
Effective Year Built 2003
Square Feet 250

Tax Card – Page 2

Wall Height 15
 Wall Frames WOOD L&H
 Exterior Wall BRICK
 Roof Cover COMP SHINGLE
 Interior Walls DRY WALL
 Floor Construction
 Floor Finish CARPET
 Ceiling Finish FIN.SUSPD
 Lighting
 Heating FAIR DUCT/CENTRAL AC
 Number of Buildings 2

Description Medical Office Buildings
 Value \$29,700
 Actual Year Built 2003
 Effective Year Built 2003
 Square Feet 28
 Wall Height 15
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
ASPH PAVIN	2003	0x0 / 37800	1	\$88,900

Permits

Permit Date	Permit Number	Type	Description
05/23/2007	43410	33-REMDL COM	
12/19/2006	43386	33-REMDL COM	TRANSFERED TO PCEL 4
01/10/2003	38561	32-N.CONSTCOM	FOUNDATION ONLY TOTAL AMOUNT OF BLDG AS PER PLAN REVIEW SHEET IS \$2,422,922(SEE FILE) ALBANY ORTHOPEDIC CENTER LRA CONTRACTORS BRICK UNDER FRONT CANOPY
12/06/2002	38508	32-N.CONSTCOM	FOUNDATION ONLY TOTAL AMOUNT OF BLDG AS PER PLAN REVIEW SHEET IS \$2,422,922(SEE FILE) ALBANY ORTHOPEDIC CENTER LRA CONTRACTORS BRICK UNDER FRONT CANOPY

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/9/2002	2334 148		\$335,150	Fair Market - Vacant	NORTHWEST MEDICAL PROPERTIES	ALBANY ORTHOPAEDIC PROPERTIES LLP

Valuation

	2018	2017	2016	2015
Previous Value	\$3,241,600	\$3,241,400	\$3,241,400	\$3,306,500
Fair Market Land Value	\$415,500	\$415,500	\$415,500	\$415,500
+ Fair Market Improvement Value	\$2,737,200	\$2,737,200	\$2,737,000	\$2,737,000
+ Fair Market Accessory Value	\$88,900	\$88,900	\$88,900	\$88,900
= Fair Market Value	\$3,241,600	\$3,241,600	\$3,241,400	\$3,241,400
Assessed Land Value	\$166,200	\$166,200	\$166,200	\$166,200
+ Assessed Improvement Value	\$1,094,880	\$1,094,880	\$1,094,800	\$1,094,800
+ Assessed Accessory Value	\$35,560	\$35,560	\$35,560	\$35,560
= Assessed Value (40% FMV)	\$1,296,640	\$1,296,640	\$1,296,560	\$1,296,560

Photos

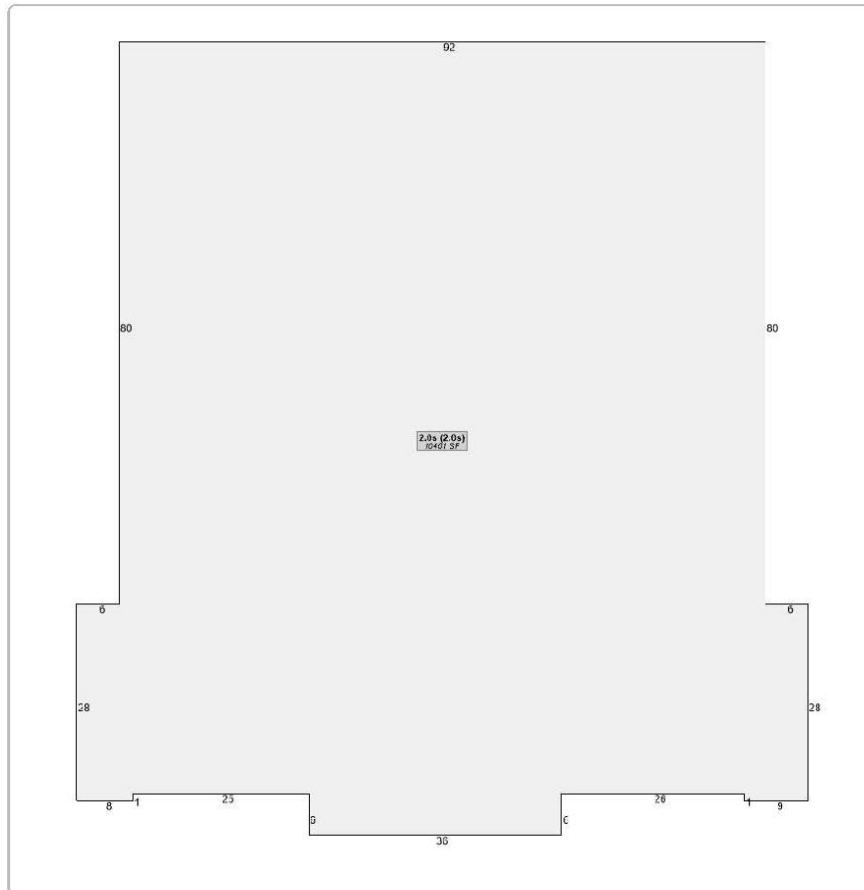
Tax Card – Page 3



Tax Card – Page 4

9/5/2019

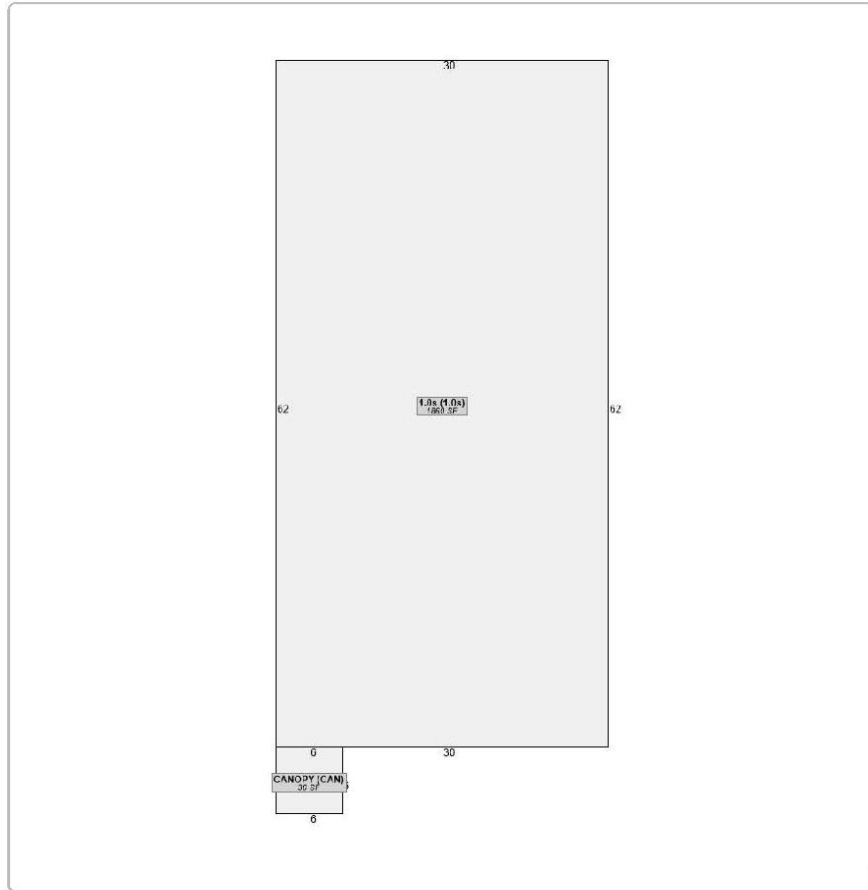
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Tax Card – Page 5

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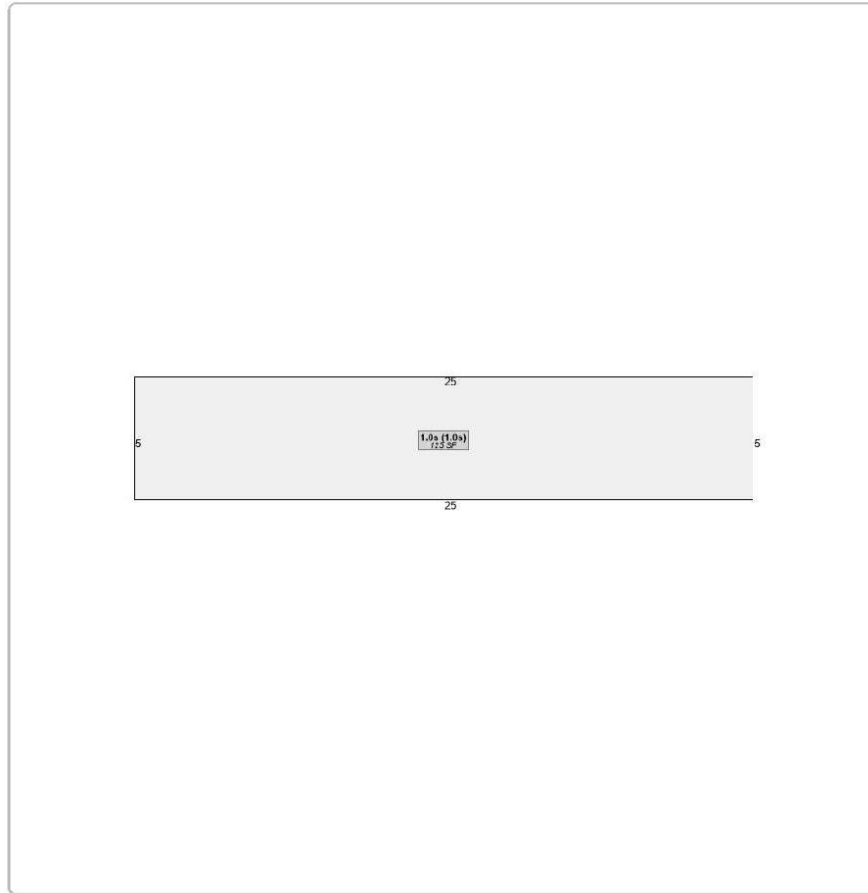
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Tax Card – Page 6

9/5/2019

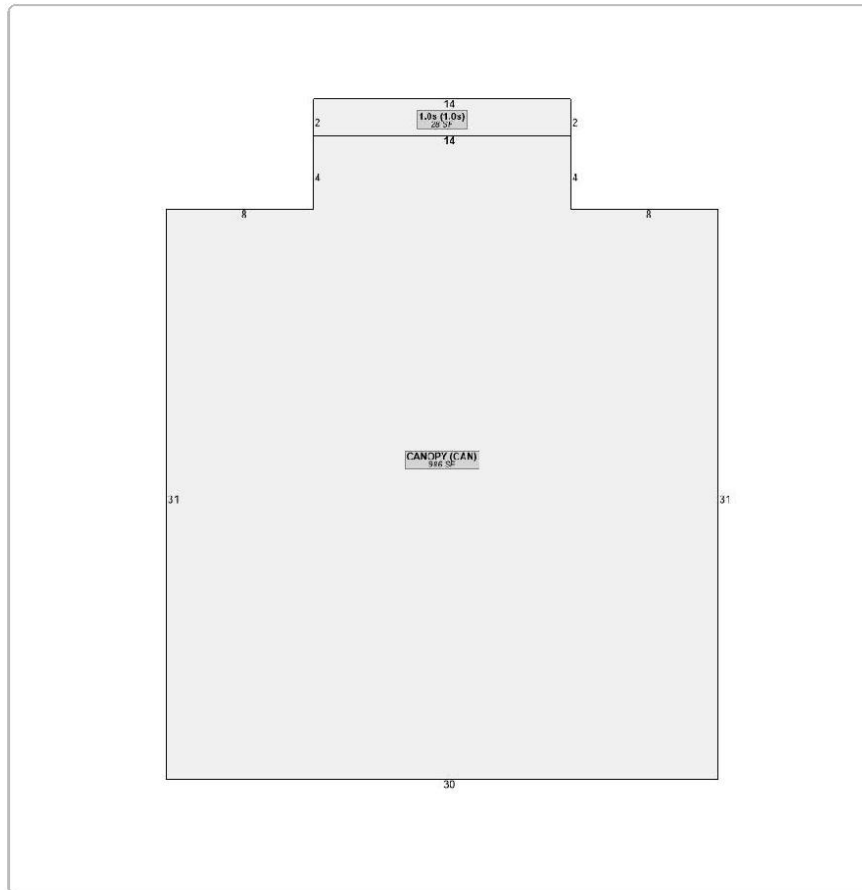
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Tax Card – Page 7

9/5/2019

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No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Dougherty County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

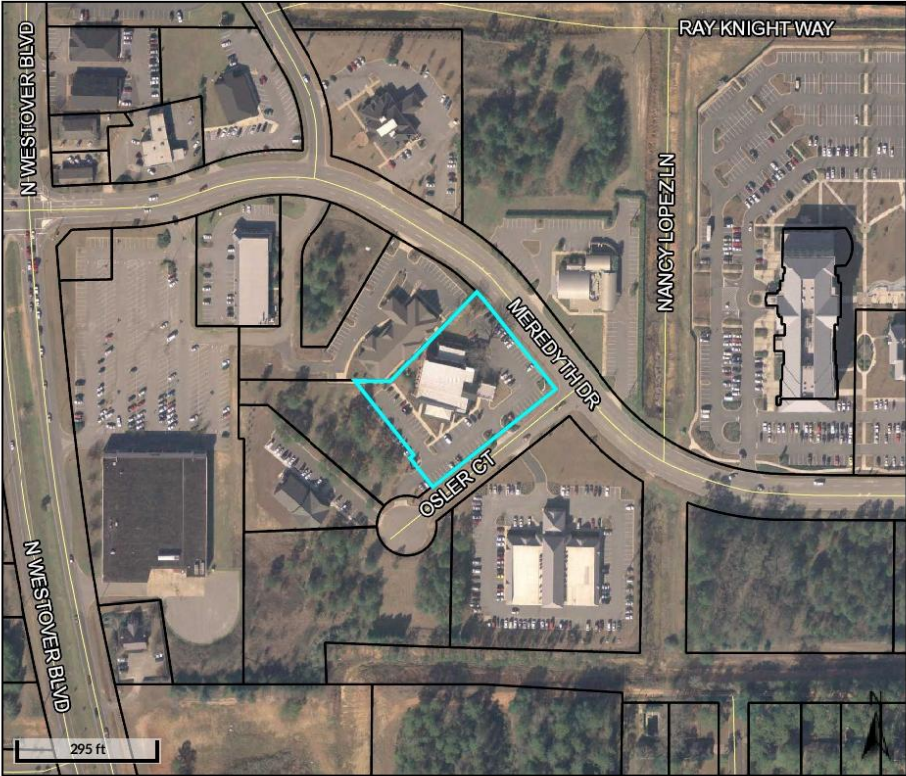
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Last Data Upload: 9/5/2019, 2:17:18 AM

Developed by
Schneider
GEOSPATIAL

Version 2.3.3

Tax Map



Overview

Legend

- Parcels
- Roads

Parcel ID	040-2/00001/003	Owner	ALBANY ORTHOPEDIC CLINIC INC	Last 2 Sales			
Class Code	Commercial		2405 OSLER CT	Date	Price	Reason	Qual
Taxing District	01 CITY OF ALBANY		ALBANY GA 31707	1/9/2002	\$335150	LM	Q
Acres	1.74	Physical Address	2405 OSLER CT				
		Fair Market Value	Value \$3241600				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 9/5/2019
Last Data Uploaded: 9/5/2019 2:17:18 AM
Developed by Schneider
GEOSPATIAL

2019 Property Tax Bill – Page 1

2019 Property Tax Statement

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208

ALBANY ORTHOPEDIC CLINIC INC
2405 OSLER CT
ALBANY, GA 31707

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-1143	12/20/2019	\$54,465.19	\$0.00	\$0.00	\$54,465.19

Map: 040-2/00001/003

Payment Good through: 12/20/2019
Printed: 11/02/2019

Location: 2405 OSLER CT

IMPORTANT NOTICES:

* All Homestead Exemptions and Tax Return Filings must be filed no later than April 1st of the following taxable year to receive the exemption or value adjustment in future years.

* Homeowners age 62 and older may qualify for an additional exemption. To determine your eligibility, you must apply in our office and meet certain criteria.

* If you feel your property value is incorrect, you may file a tax return by April 1st with the Board of Tax Assessors requesting a reduction in value for the following year.

* For more information, call the Dougherty County Tax Assessors at (229) 431-2130

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208



Tax Payer: ALBANY ORTHOPEDIC CLINIC INC
Map Code: 040-2/00001/003 Real
Description: 2405 OSLER CT
Location: 2405 OSLER CT
Bill No: 2019-1143
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
2,860,500.00	261,000.00	1.7400	\$3,121,500.00	12/20/2019		12/20/2019		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
ALBANY STRB	\$3,121,500.00	\$1,248,600.00	\$0.00	\$1,248,600.00	-6.463000	\$0.00	-\$8,069.70	\$-8,069.70
CITY OF ALBANY	\$3,121,500.00	\$1,248,600.00	\$0.00	\$1,248,600.00	16.192000	\$20,217.33	\$0.00	\$20,217.33
DOUGHERTY COUNTY	\$3,121,500.00	\$1,248,600.00	\$0.00	\$1,248,600.00	18.702000	\$23,351.32	\$0.00	\$23,351.32
SALES TAX ROLLBACK	\$3,121,500.00	\$1,248,600.00	\$0.00	\$1,248,600.00	-3.133000	\$0.00	-\$3,911.86	\$-3,911.86
SCHOOL M&O	\$3,121,500.00	\$1,248,600.00	\$0.00	\$1,248,600.00	18.323000	\$22,878.10	\$0.00	\$22,878.10
STATE TAX	\$3,121,500.00	\$1,248,600.00	\$0.00	\$1,248,600.00	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					43.621000	\$66,446.75	-\$11,981.56	\$54,465.19

2019 Property Tax Bill – Page 2

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Notify our office immediately upon any change of address: Mon - Fri
8:30-5:00, **(229) 431-3208**

State law requires all bills be sent to the January 1 owner. If this property has been sold, please forward this bill to the new owner and contact this office. If you have an escrow account, you should contact your mortgage company to ensure this bill is paid by the due date.

PAYMENT INSTRUCTIONS

* Interest will begin after the due date at the prime rate plus 3% as prescribed by law. The interest rate is subject to change in January of each year.

* After 120 days, a penalty of 5% shall be imposed on all property other than homesteaded property with a bill under \$500.00. If any tax amount remains unpaid, there will be an additional 5% penalty added each 120 days, together with interest. The aggregate amount of penalties imposed shall not exceed 20% of the principal amount of the tax originally due.

* We encourage you to pay your bill by mail or on our website at www.dougherty.ga.us and select "Search and Pay Taxes". If a receipt is desired, please include a stamped self-addressed envelope. If your bill is to be paid by a mortgage company, you may send the top portion of this statement to them.

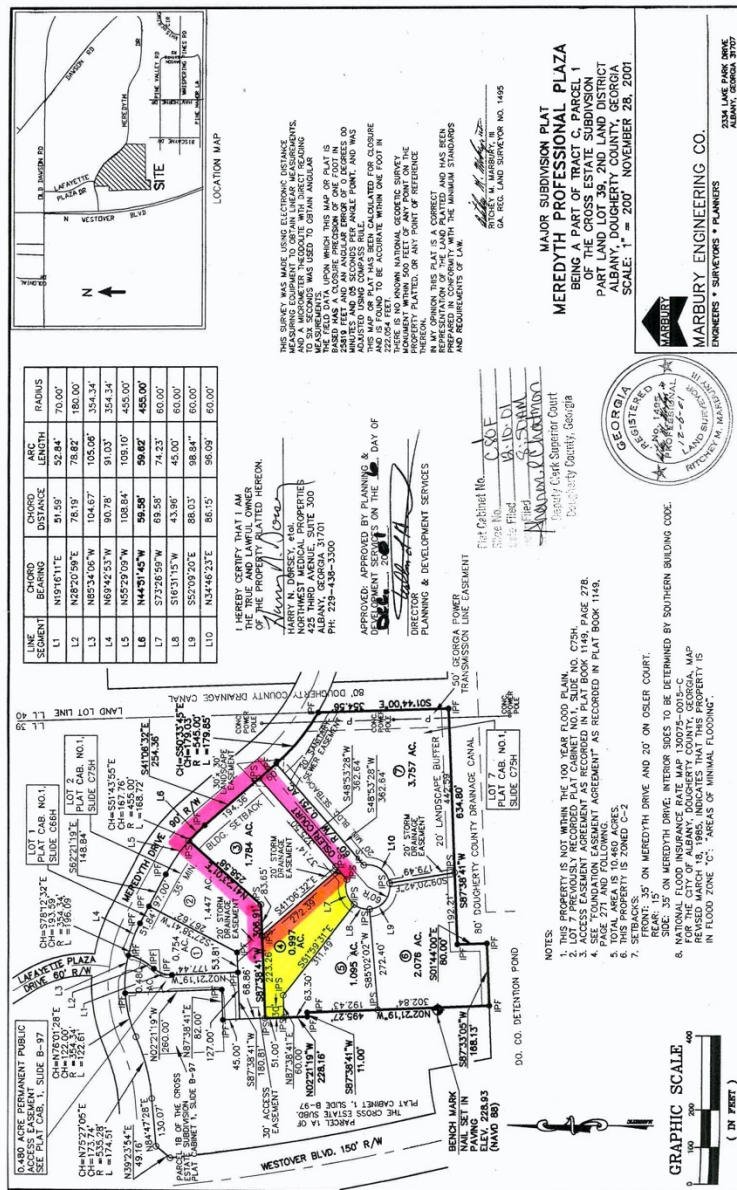
Current Due	\$54,465.19
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$54,465.19

Legal Description

2405 Osler Court, Albany, Georgia 31707 Tax Parcel: 040-2/00001/003

All that tract or parcel of land lying and being in the City of Albany, in Land Lot 39 in the Second Land District of Dougherty County, Georgia, and being all of Lot 3 of Meredyth Professional Plaza, according to a map or plat of said subdivision as same is recorded in Plat Cabinet 1, Slide C-80F, in the office of the Clerk of Superior Court of Dougherty County, Georgia.

Plat of Property



Go Bid Now!

www.WeeksAuctionGroup.com