

Downtown Office/Medical Building FOR SALE OR LEASE



223 S CRAWFORD ST
THOMASVILLE GA 31792

SALE PRICE \$575,000

LEASE RATE \$2,950 P/Month

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FOR SALE / LEASE

office / medical

223 S Crawford St Thomasville, GA 31792



OFFERING SUMMARY

Sale Price:	\$575,000
Lease Rate:	\$2,950 per month (MG)
Tenant Pays:	Property Taxes \$1,195 (paid 2025)
Building Size:	2,380 SF
Lot Size:	0.48 Acres
Price / SF:	\$241.60
Year Built:	1951
Zoning:	Downtown General
Parcel ID:	#005 024006
Market:	Albany/Southwest Georgia
Submarket:	Downtown Thomasville
Traffic Count:	9,690

PROPERTY OVERVIEW

For Sale/For Lease.

Incredible commercial office building with value added development potential, a brief walk to downtown Thomasville shops, restaurants and businesses like George and Louies, Courtyard by Marriott and the iconic Plaza Restaurant. There are 6 spacious offices, a large conference room with a collapsible divider door, tall ceilings and an ample corner kitchen/break room. It has a large waiting/reception room with hardwood flooring and an equally sized front business office. Two of the private offices have hardwood flooring and the rest of the building has new LVP (luxury vinyl plank) flooring, fresh paint and new blinds. One large room has lead-lined sheetrock that can be used for X-ray; perfect for a medical or dental office. It has two tankless hot water heaters and there is 3 phase power to the building! There is a spacious parking lot, and plenty of street parking on South Crawford St. shaded by Thomasville's famous oak trees. Lot includes an existing 24' curb cut on to US Route 84 Business (aka "Smith Avenue") large enough for 2 way traffic. According to city staff, it is possible for the property to be subdivided for additional development. Opportunity for future expansion, redevelopment or complementary uses. All proposed uses and future development are subject to verification and approval by the City of Thomasville and other applicable authorities.

[Click to view video](#)

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HIGHLIGHTS

Office / Medical

223 S Crawford St Thomasville, GA 31792



- Commercial office building with value added development potential
- Minutes from Broad Street and Thomasville's Historic Downtown District & convenient access to Restaurants, Shops, Hotels, Banks, and Professional Services
- Convenient access to restaurants, shops, hotels, banks and professional services
- Strong location for an Owner-User, Investor or Growing Business
- Easy Access to US Highway 19, US Highway 84, and Surrounding Thomas County
- Opportunity to OWN/LEASE commercial real estate in one of south Georgia's most desirable downtown markets
- All proposed uses and future development are subject to verification and approval by the City of Thomasville and other applicable authorities
- Ideal for Professional, Medical, Wellness or Administrative Users

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AERIALS

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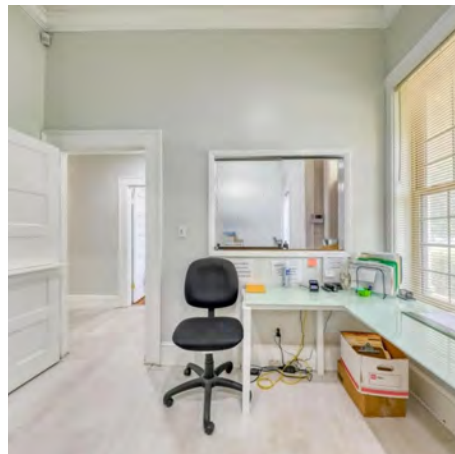


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INTERIOR PHOTOS

Office / medical

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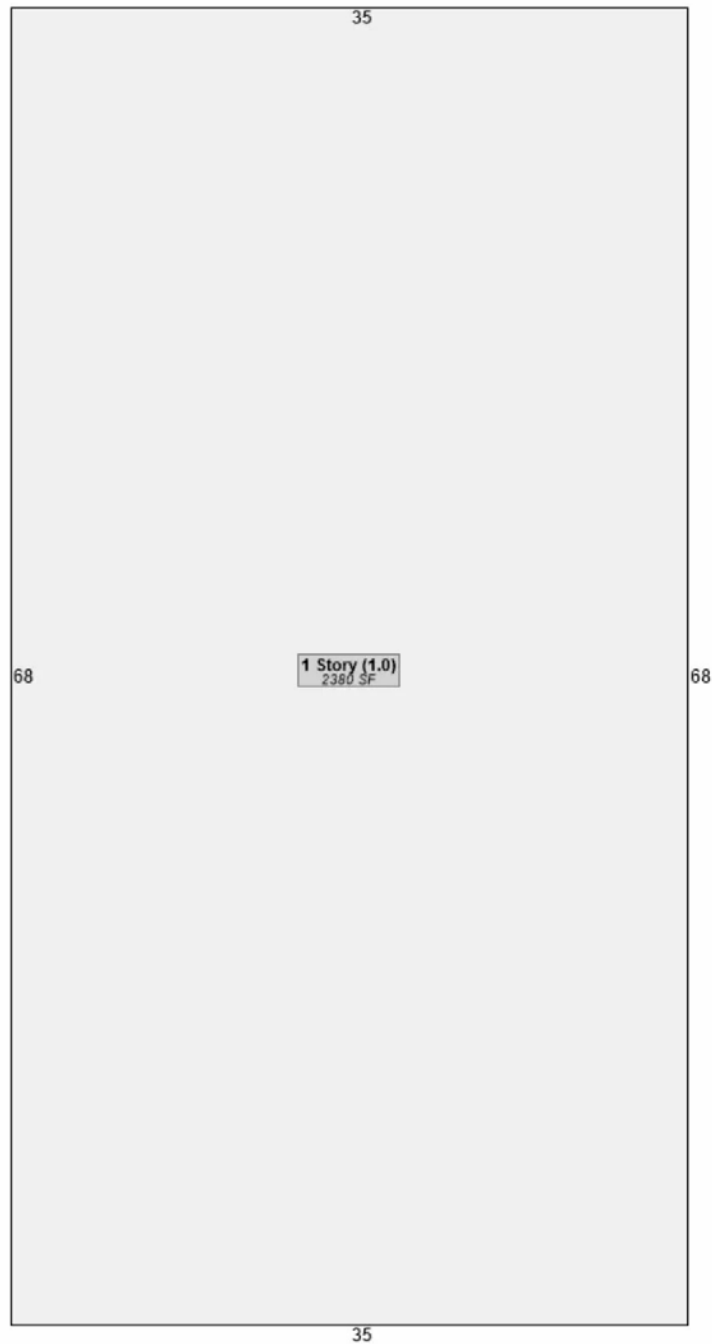


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BUILDING SKETCH

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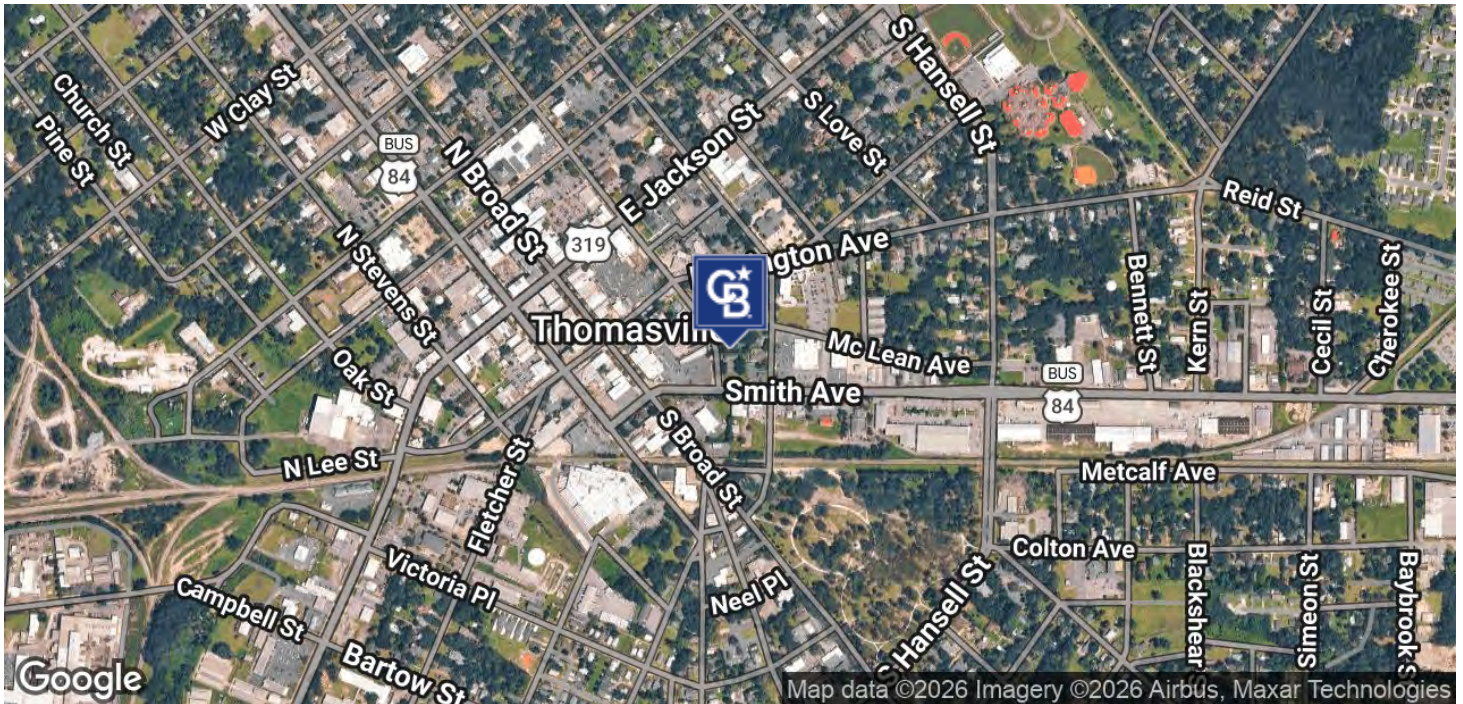


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LOCATION

Office / Medical

223 S Crawford St Thomasville, GA 31792



LOCATION OVERVIEW

Located at 223 S Crawford Street in Downtown Thomasville, Georgia, this commercial property offers a prominent location within one of South Georgia's most established and active downtown business districts. The property is conveniently positioned near Broad Street, Jackson Street, Remington Avenue, the Thomasville Municipal Building and Auditorium, the Thomasville Visitors Center, and the Courtyard by Marriott Thomasville Downtown. Downtown Thomasville is recognized for its attractive historic architecture, brick-paved streets, locally owned restaurants and boutiques, professional offices, community events, and strong regional visitor traffic. The Crawford Street location provides convenient access to surrounding neighborhoods, Thomas County businesses, and major routes connecting Thomasville with Tallahassee, Florida; Moultrie; Valdosta; and Albany. This central location is well suited for an office, professional service firm, medical or wellness provider, nonprofit organization, or owner-user seeking commercial property for sale in Downtown Thomasville, GA.

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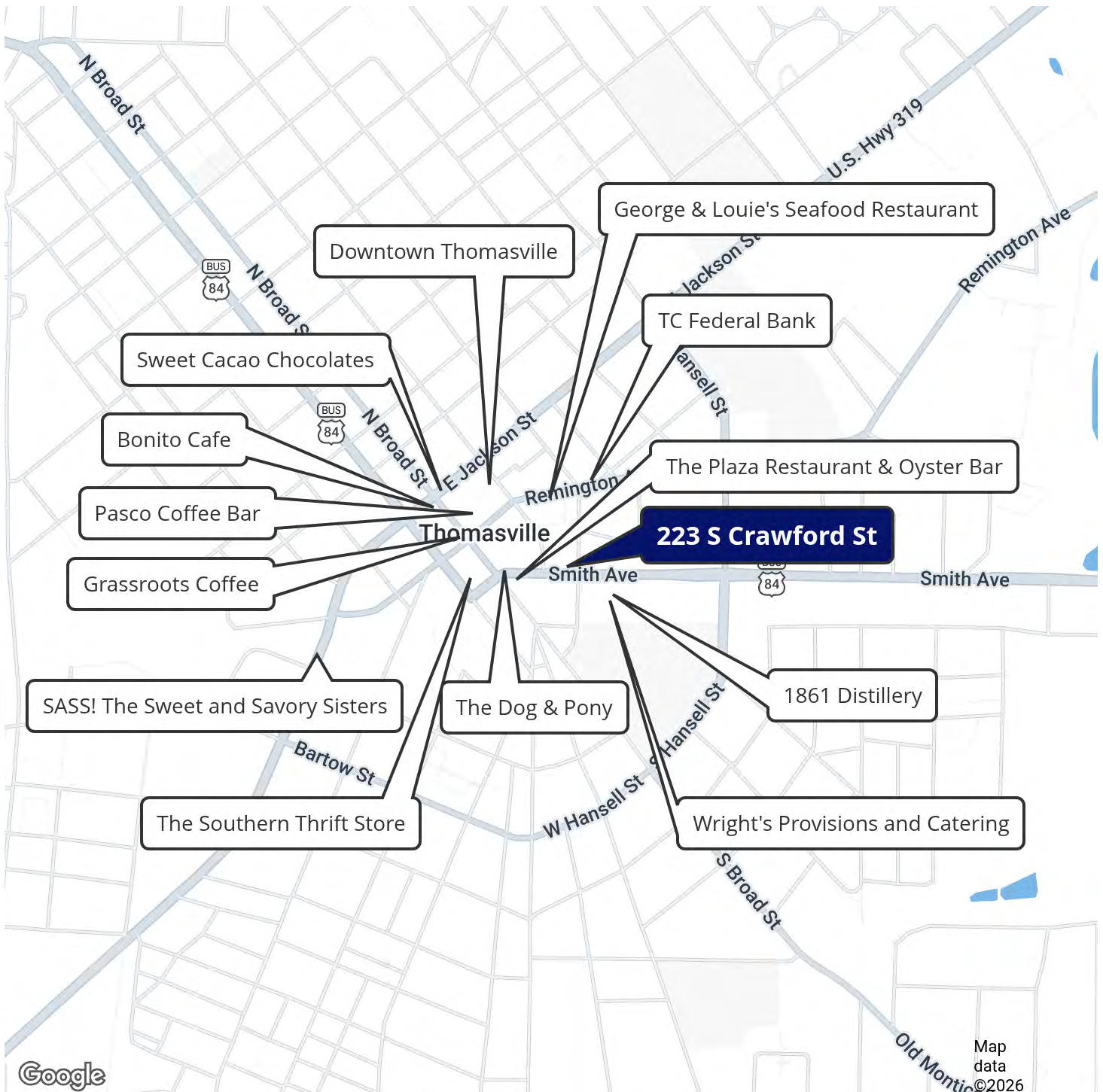


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BUSINESS MAP

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