



**FOR SALE OR LEASE
INVESTMENT OPPORTUNITY**



**6,062± Square Foot Multi-Tenant
Medical Office Building**

**718 First Street
Downtown Macon, Bibb County, Georgia 31201**

**REDUCED SALES PRICE: ~~\$749,000~~ \$649,000
LEASABLE SPACE (3,000± SF) - \$2,500/PER MONTH**

FOR MORE DETAILS CONTACT:

Revised 5/21/18

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Macon, GA 31201



EBERHARDT & BARRY

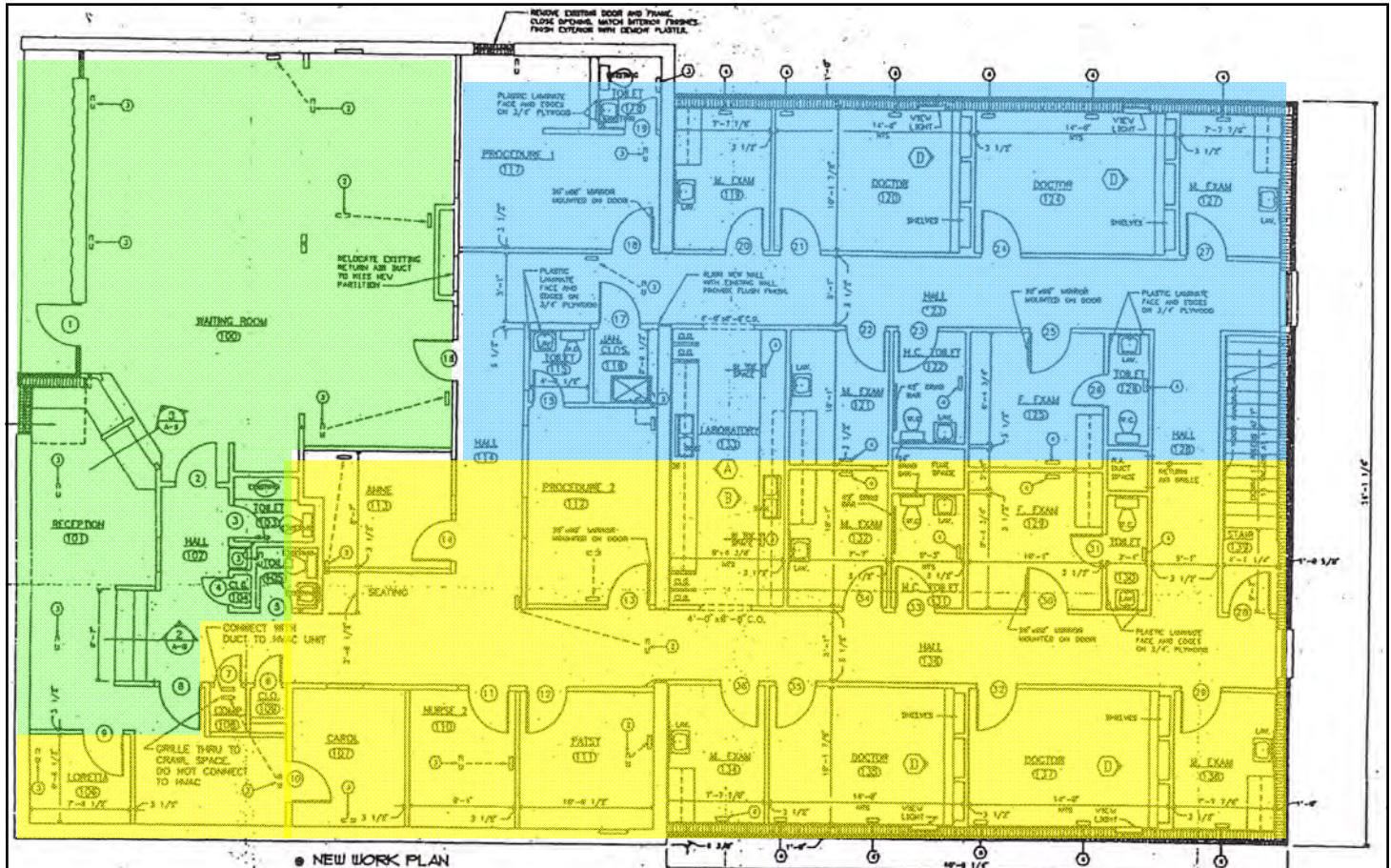
718 First Street - Macon, GA 31201

PROPERTY OVERVIEW

LOCATION:	Subject property is located Downtown Macon, Central Business District, across from Medical Center Navicent Health and Albert Luce Heart Tower.
BUILDING INFORMATION:	<ul style="list-style-type: none"> 6,062± SF Multi-Tenant Medical Office Building <ul style="list-style-type: none"> First Floor: 5,222± SF consisting of offices, exam room & reception/waiting room. 3,000± SF available for lease consisting of offices, exam room & reception/waiting room. Second Floor: 840± SF consisting of break room, utility room, storage Shared common areas (Reception area, waiting room, restroom, kitchen)
LEASE HIGHLIGHT:	See Page 3
CONSTRUCTION:	Brick
YEAR BUILT:	1965
LAND:	<ul style="list-style-type: none"> .21± Acres 62' road frontage on First Street; 42.8' on Pine Street
FLOOR:	Carpet & Tile
WALLS:	Painted drywall
ROOF:	Tar and gravel; replaced in 2015
HVAC:	<ul style="list-style-type: none"> One 7.5-Ton Lenox Unit; replaced in 2013 Two 5-Ton Rheem Units
PARKING:	25 asphalt paved parking spaces
ZONING:	CBD-2
UTILITIES:	<ul style="list-style-type: none"> All public utilities serve the property. Electrical: 3 Phase - 400 Amp - 240 Volt
REDUCED SALES PRICE:	\$749,000 \$649,000
*LEASE RATE:	\$2,500/Per Month for 3,000± SF Office



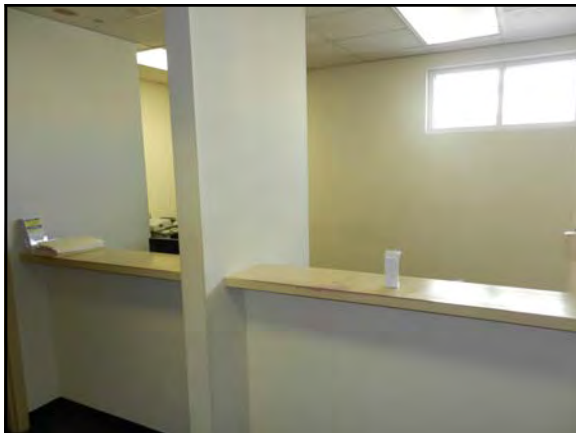
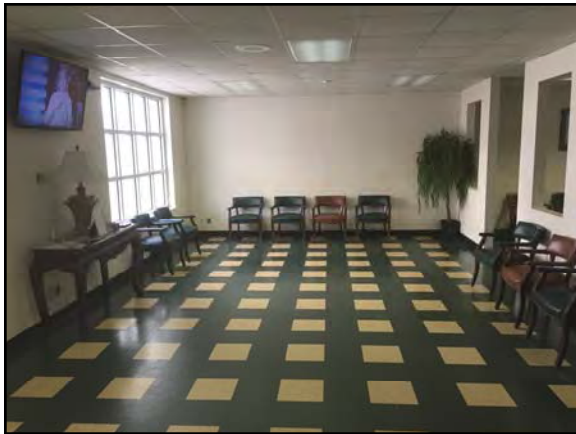
Regional Medical Group	3,000± SF
FURNITURE, FIXTURES, & EQUIPMENT:	Property of Lessee
TERM:	Five Years, Five Months
RENT:	Year 1: \$2,500.00 Per Month Year 2: \$2,575.00 Per Month Year 3: \$2,652.25 Per Month Year 4: \$2,731.82 Per Month Year 5: \$2,813.77 Per Month
CAM:	Paid by Lessor
INSURANCE & TAXES:	Paid by Lessor
UTILITIES:	Split with Lessor



3,030± SF LEASED-Regional Medical Group

Shared Space

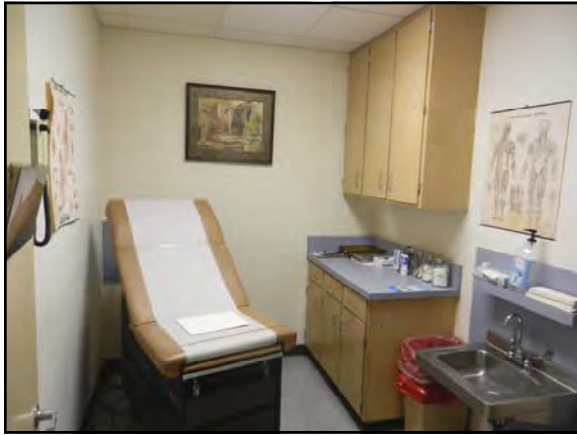
3,000± SF Available For Lease





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PHOTOS





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MAPS

