

FOR SALE

PRICE REDUCED



EBERHARDT & BARRY



Medical Office Building / MRI Center
27,160± Total Square Feet - 2.38± Acres

1600 Forsyth Street
Downtown Macon, Bibb County, Georgia 31201

REDUCED SALES PRICE: ~~\$3,750,000~~ \$2,995,000

FOR MORE DETAILS CONTACT:

Revised 3/27/18

GUY EBERHARDT - EXCLUSIVE AGENT

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EBERHARDT & BARRY

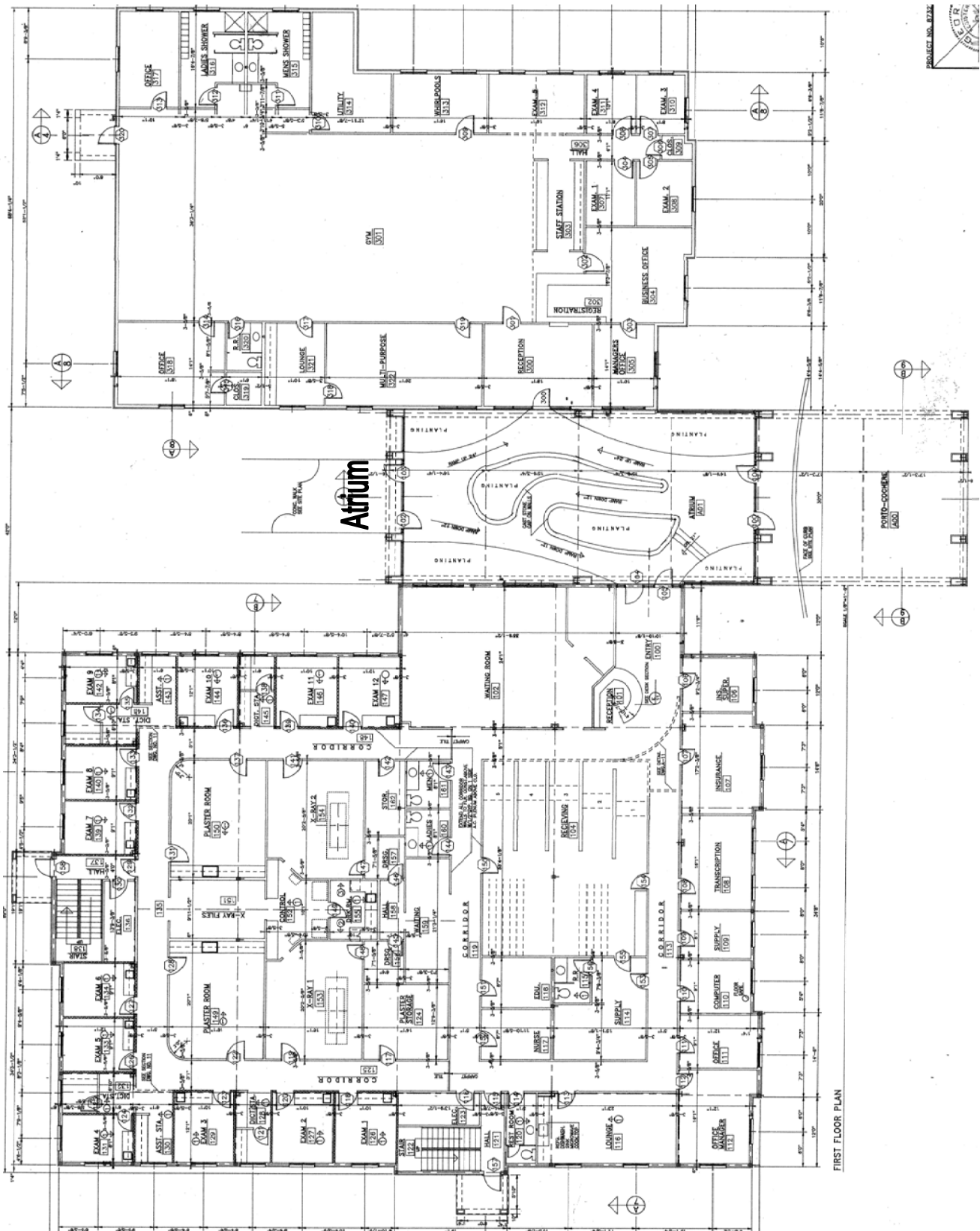
1600 Forsyth Street - Macon, GA 31201

PROPERTY OVERVIEW

<p>BUILDING INFORMATION:</p>	<ul style="list-style-type: none"> • 26,160± SF Medical Office Building (Built in 1989) <ul style="list-style-type: none"> - Covered drive-thru front of building - 1,800± SF Two Story Atrium - Front & rear entrances open Atrium which divides the building into two (2) sections; east side of the building is two-story accessed by two stairwells and west side is one story. - 18,360± SF East Wing (Two-Story): <ul style="list-style-type: none"> - 9,180± SF First floor consists of a reception area, waiting room, patient consultation areas, 12 exam rooms with sinks and cabinetry, dictation stations, two cast rooms, two x-ray rooms, another smaller waiting area, offices, employee lounge, storage rooms and several restrooms. - 9,180± SF Second floor consists of several physicians' offices, administrative offices, conference room, storage rooms, restroom with shower and a mechanical room. - 6,000± SF West Wing: <ul style="list-style-type: none"> - Utilized for Occupational and physical therapy. Consists of a reception/waiting area, staff station, large open area in the center, "hydro" room with equipment for therapy using water, display area, offices, treatment rooms, storage rooms, men's and ladies locker rooms, and a restroom. • 1,000± SF MRI Center (Built in 2009) <ul style="list-style-type: none"> - Consists of a small waiting area, MRI room, control room, restroom, and an equipment room accessed separately from the exterior.
<p>LAND AREA/ ACCESS:</p>	<ul style="list-style-type: none"> • 2.38± Acres Total • Professional landscaping • 350' frontage on Forsyth Street • Access available by two curb cuts on Forsyth St • Located .1 mile off Interstate 75, Exit 164
<p>CONSTRUCTION:</p>	<p>Stucco exterior; concrete slab foundation</p>
<p>ROOF:</p>	<p>Pitched metal roof with metal gutters and downspouts.</p>
<p>WALLS:</p>	<p>Covered and painted drywall; chair rails, vinyl baseboards</p>
<p>FLOORING:</p>	<p>Vinyl composition tile, carpet and ceramic tile</p>
<p>CEILING/LIGHTING:</p>	<p>Acoustical tile ceilings with fluorescent fixtures.</p>
<p>HVAC:</p>	<p>Central Heat & Air</p>
<p>PARKING:</p>	<p>140± asphalt parking spaces</p>
<p>UTILITIES:</p>	<p>All public utilities serve the site.</p>
<p>FIRE PREVENTION:</p>	<p>Building is fully sprinklered.</p>
<p>ZONING:</p>	<p>C2</p>

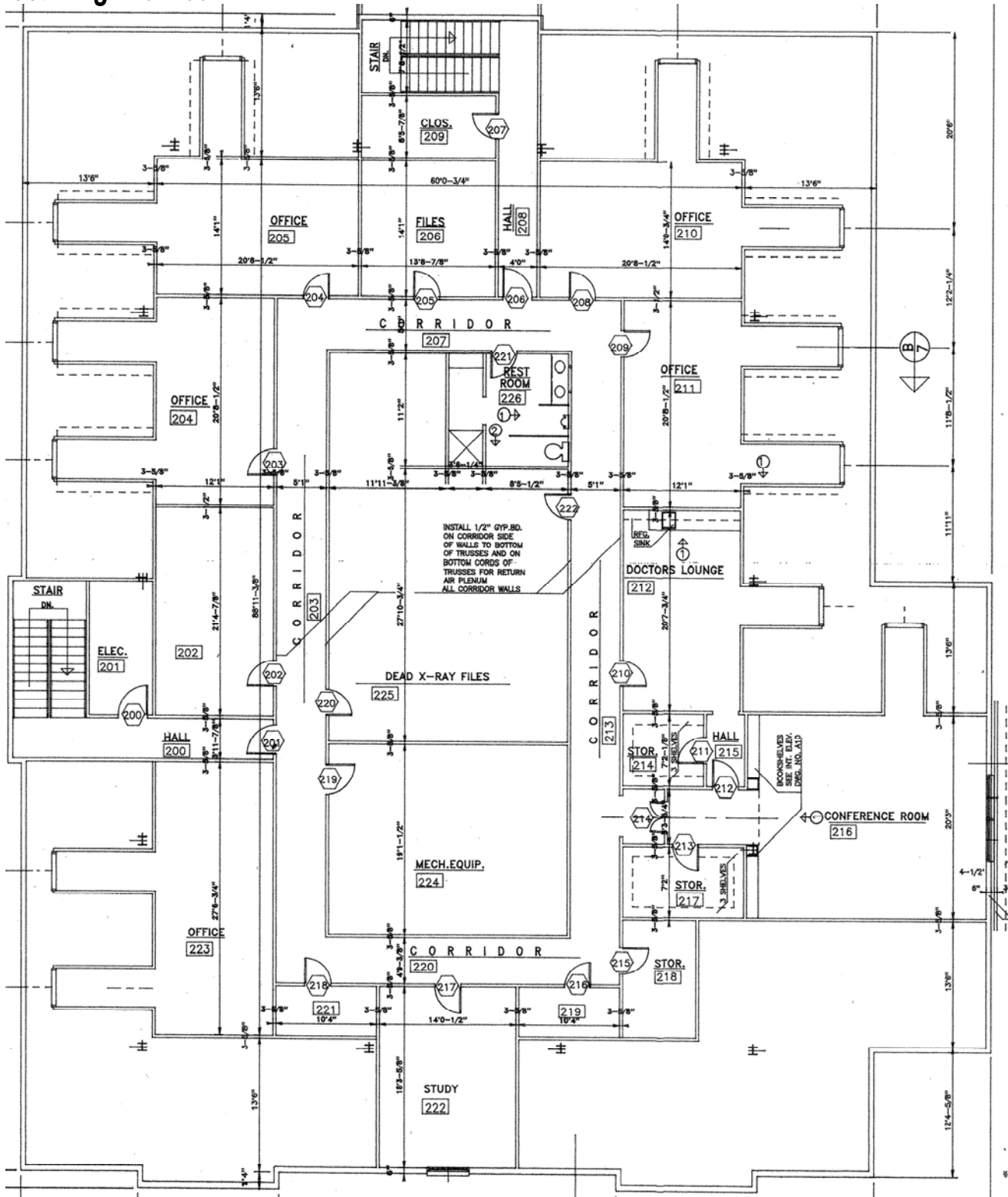
West Wing

East Wing



FIRST FLOOR PLAN

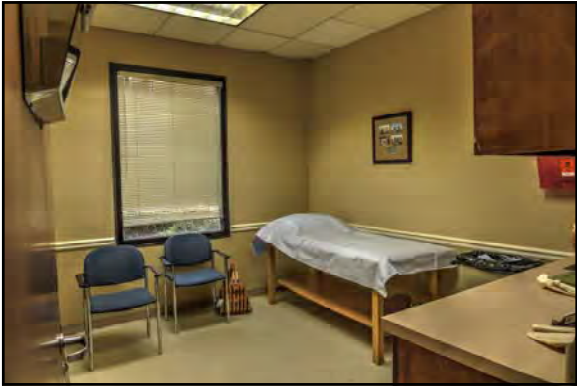
East Wing-2nd Floor





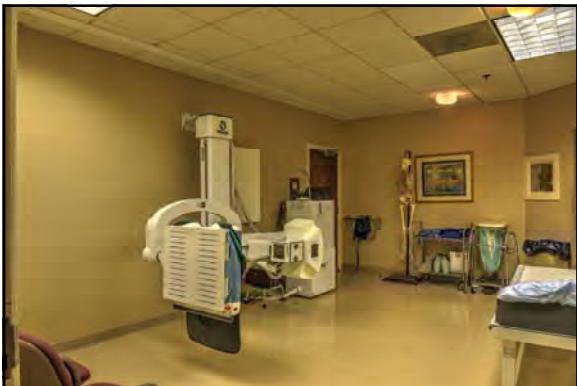


1600 Forsyth Street - Macon, GA 31201 / **PHOTOS - OFFICE BUILDING**





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MAPS

