

FOR SALE
OR LEASE

PRICE REDUCED



EBERHARDT & BARRY



Medical Office Building
5,630± Square Feet - 1.5± Acres

240 Sheraton Boulevard
Macon, Bibb County, Georgia 31210

REDUCED SALES PRICE: ~~\$695,000~~ \$595,000 (\$106/PER SQ FT)
REDUCED LEASE RATE: ~~\$6,000~~ \$5,000 PER MONTH, NET

FOR MORE DETAILS CONTACT:

Revised 1/8/19

GUY EBERHARDT - EXCLUSIVE AGENT

mcheek@cbcworldwide.com

Coldwell Banker Commercial Eberhardt & Barry Inc.

www.cbcmacon.com

Main 478-746-8171

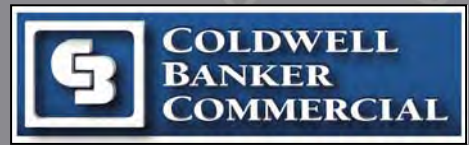
Fax 478-746-1362

Toll Free 800-926-0990

Cell 478-955-4492

990 Riverside Drive

Macon, GA 31201

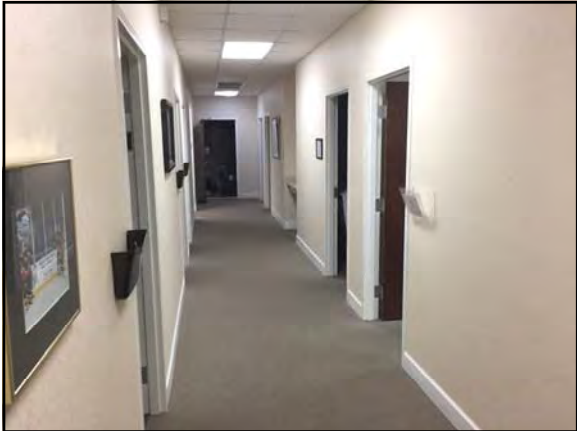


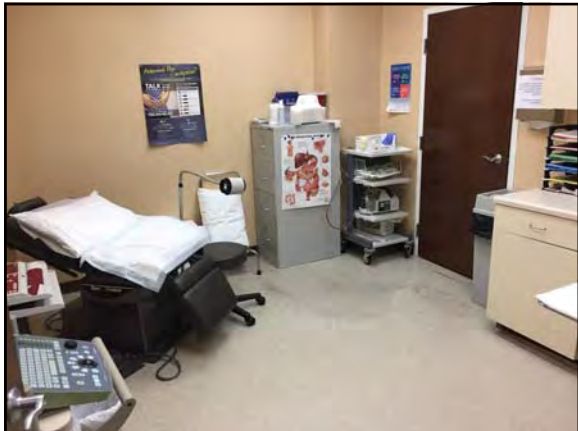
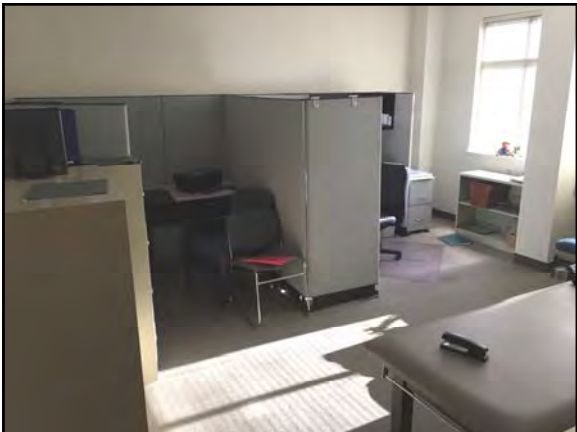
EBERHARDT & BARRY

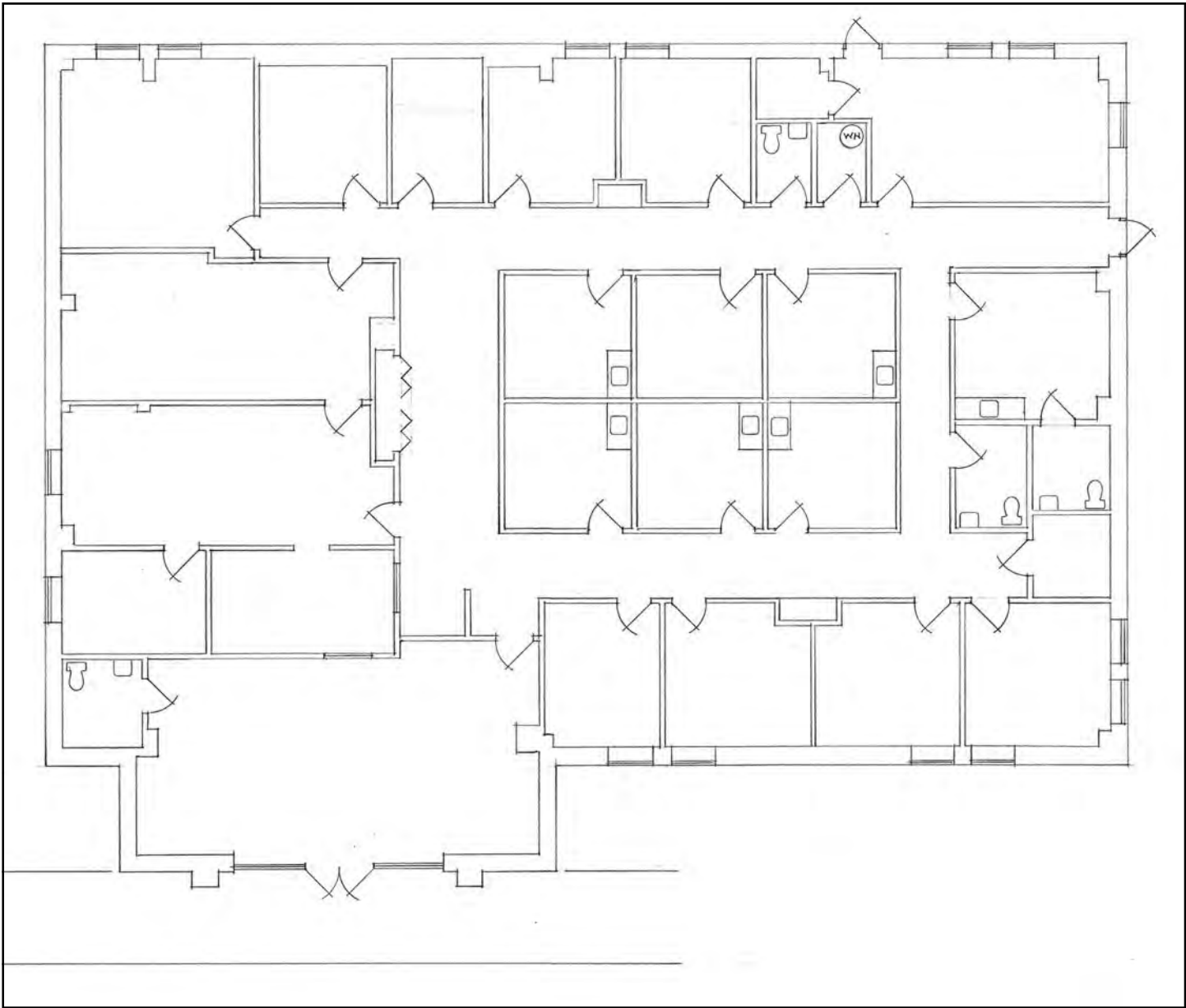
240 Sheraton Blvd. - Macon, GA 31210

PROPERTY OVERVIEW

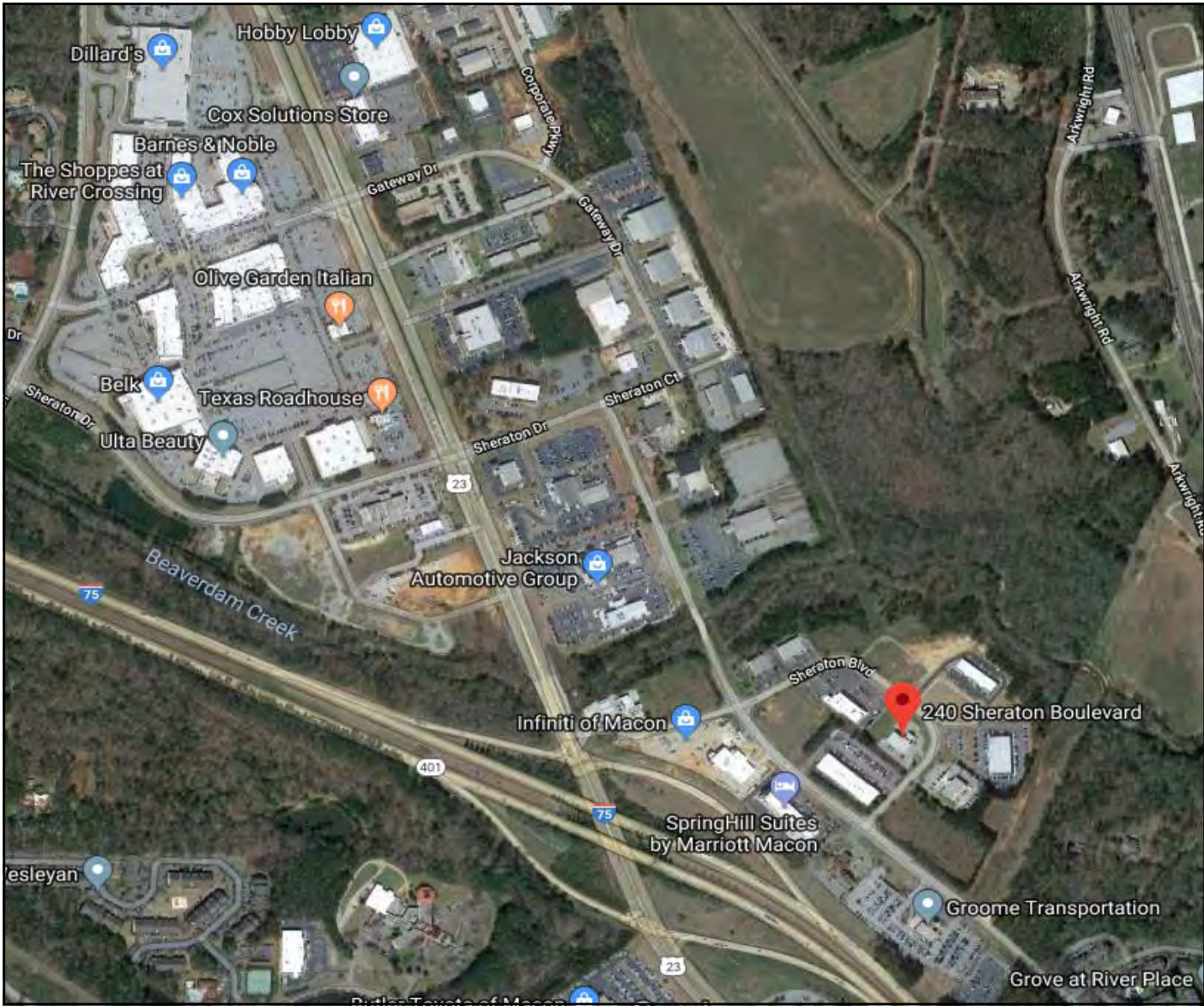
BUILDING INFORMATION:	<ul style="list-style-type: none"> • 5,630± SF Medical Office Building <ul style="list-style-type: none"> - Floor plan consists of: <ul style="list-style-type: none"> - Seven (7) exam rooms - Six (6) private offices - Four (4) restrooms - Conference room - One (1) classroom - Large administration office - Thirty patient waiting room
SITE INFORMATION:	<ul style="list-style-type: none"> • 1.5± Acres • Two curb cuts on Sheraton Blvd. • Professional landscaping
YEAR BUILT:	2004
CONSTRUCTION:	Masonry
ROOF:	Metal
FLOORING:	Tile & carpet
CEILING/LIGHTING:	Acoustical tile ceilings with fluorescent fixtures.
HVAC:	Central Heat & Air
PARKING:	42 concrete parking spaces
UTILITIES:	All public utilities serve the site.
ZONING:	C2
TAX BILL:	\$14,135.85 (2018)













240 Sheraton Blvd. - Macon, GA 31210 / **LOCATION MAP**

