

FOR SALE



EBERHARDT & BARRY



Medical Building / Surgery Center
7,000± Square Feet - 1± Acre

1610 Forsyth Street
Downtown Macon, Bibb County, Georgia 31201

SALES PRICE: \$1,050,000

FOR MORE DETAILS CONTACT:

Revised 3/27/18

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

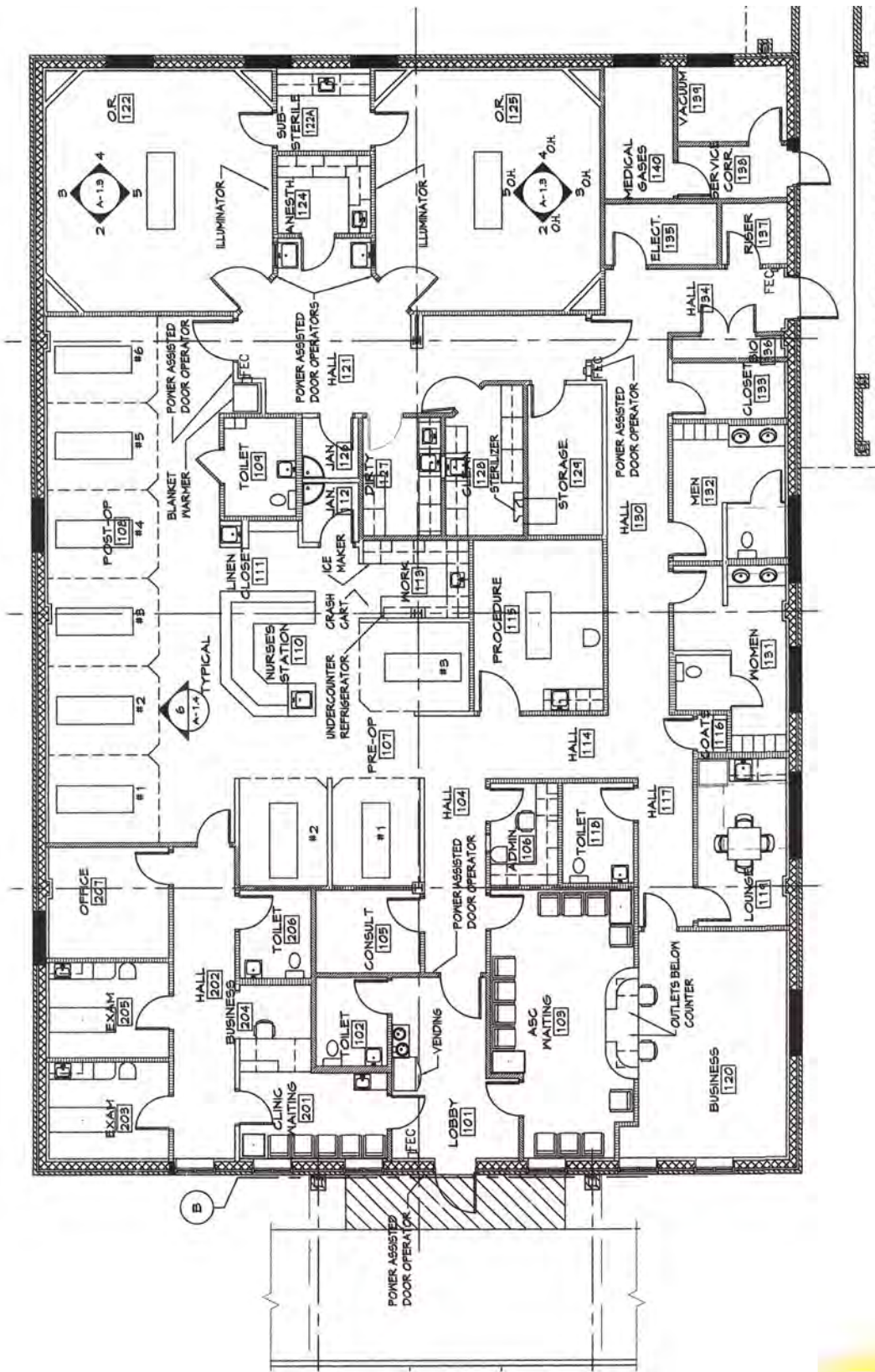
Cell 478-955-4492

990 Riverside Drive

Macon, GA 31201



BUILDING INFORMATION:	<ul style="list-style-type: none"> • 7,000± SF Surgery Center (Built in 2006) <ul style="list-style-type: none"> - Consists of two surgery suites, one procedure suite, three pre-op suites and six post-op suites.
LAND AREA/ ACCESS:	<ul style="list-style-type: none"> • 1± Acre • Professional landscaping • Access available by two curb cuts on Forsyth St • Located .1 mile off Interstate 75, Exit 164
CONSTRUCTION:	Stucco exterior; concrete slab foundation
ROOF:	Pitched metal roof with metal gutters and downspouts.
WALLS:	Covered and painted drywall; chair rails, vinyl baseboards
FLOORING:	Vinyl composition tile, carpet and ceramic tile
CEILING/LIGHTING:	Acoustical tile ceilings with fluorescent fixtures.
HVAC:	Central Heat & Air
PARKING:	45± asphalt parking spaces
UTILITIES:	All public utilities serve the site.
FIRE PREVENTION:	Building is fully sprinklered.
ZONING:	C2







1610 Forsyth Street - Macon, GA 31201

MAPS

