

FOR SALE



EBERHARDT & BARRY

**PRICE REDUCED**



Medical Office Facility

Two (2) Buildings - 12,000± Total SF

626 & 634 First Street

Macon, Bibb County, GA 31201

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**SALES PRICE: \$895,000**

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**FOR MORE DETAILS CONTACT:**

Revised 2/28/20

**HAL HARPER, CCIM - EXCLUSIVE AGENT**  
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990 Riverside Drive  
Macon, GA 31201



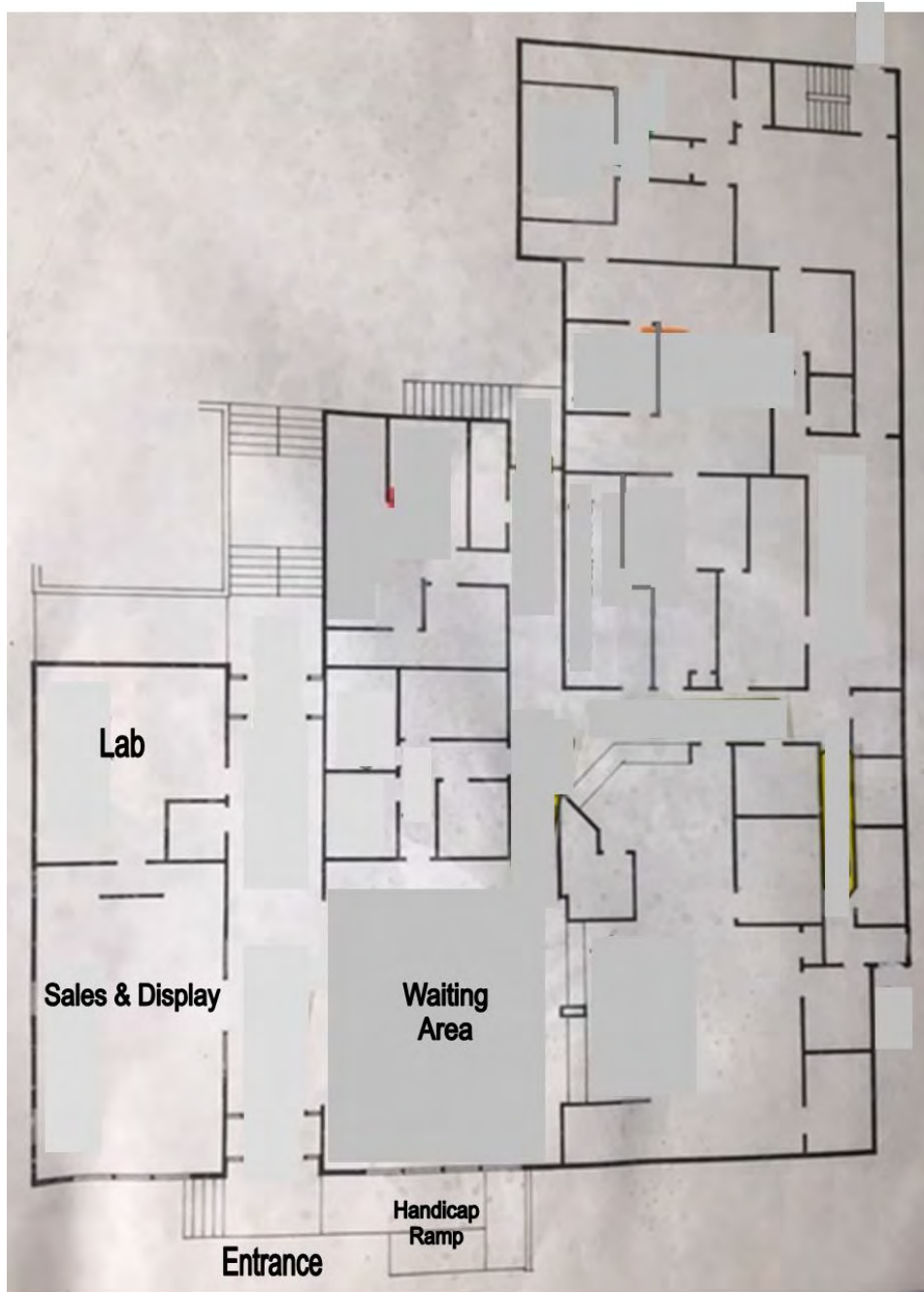
EBERHARDT & BARRY

626 & 634 First Street - Macon, GA 31201

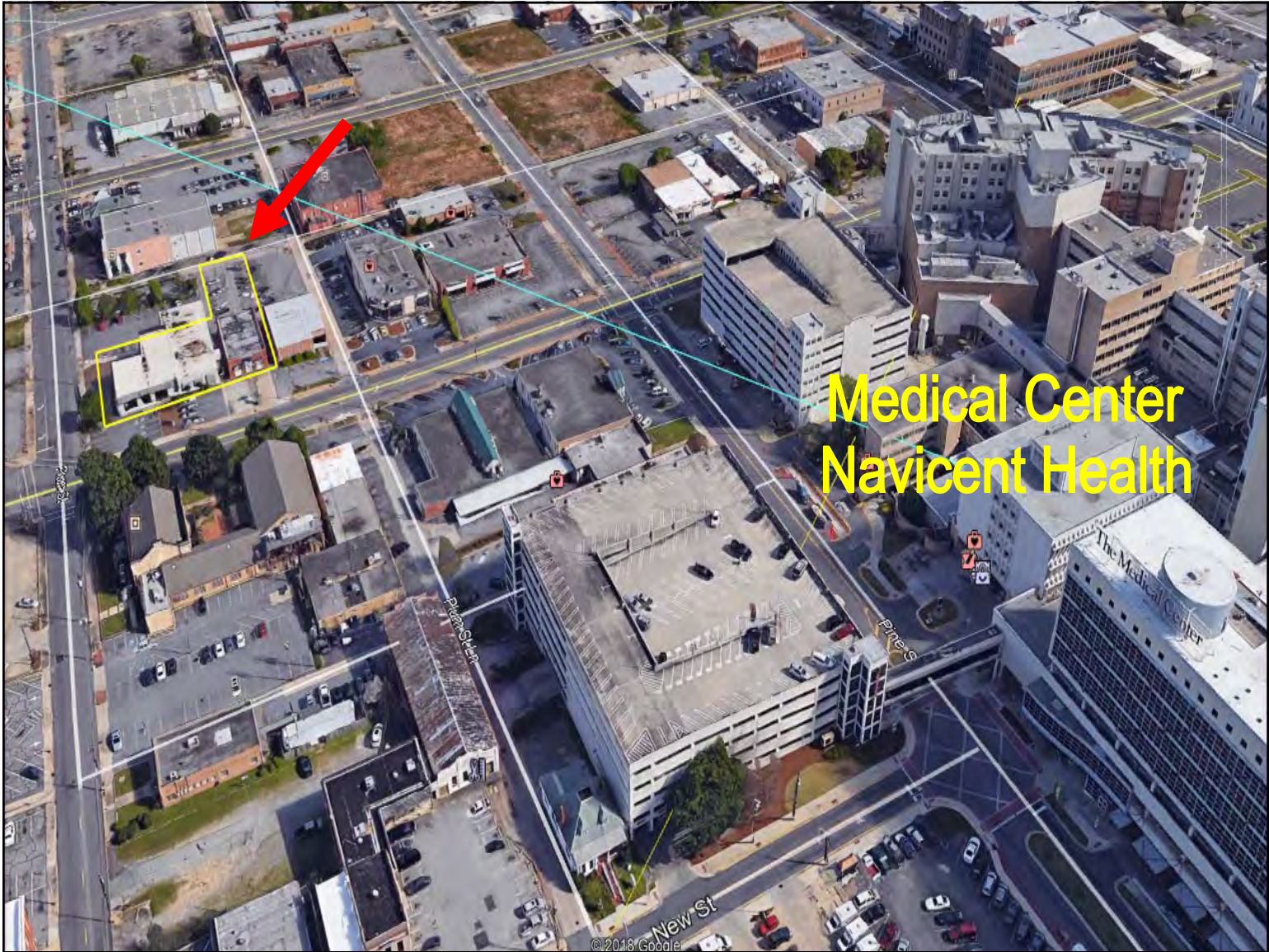
PROPERTY OVERVIEW

<b>LOCATION:</b>	<ul style="list-style-type: none"> <li>• Subject property is one block from Navicent Health Medical Center .</li> <li>• Located on the corner of First Street &amp; Plum Street</li> </ul>
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• Current Owner/Medical Eye Practice moving to Riverside Drive</li> <li>• Two (2) Buildings - 12,000± SF Total             <ul style="list-style-type: none"> <li>- 9,400± SF Medical Office Building - 626 First Street                 <ul style="list-style-type: none"> <li>- Front entrance, side entrance, three (3) rear access points</li> <li>- Large waiting room                     <ul style="list-style-type: none"> <li>- Three (3) additional waiting room areas</li> <li>- 70± seats for patients</li> </ul> </li> <li>- Work area for 12 support staff</li> <li>- 11 exam rooms</li> <li>- Nine (9) private offices</li> <li>- Two (2) testing rooms</li> <li>- Five (5) restrooms</li> <li>- Six (6) storage closets</li> <li>- 1,000± SF Eye glass/contact lenses sales area with separate lab area</li> <li>- 1,000± SF Lower level storage area / break room area for employees</li> </ul> </li> <li>- 2,847± SF Medical Office Building - 634 First Street                 <ul style="list-style-type: none"> <li>- 1,424± SF currently leased to Beltone Hearing Aid for \$800 per Month (Month-To-Month)</li> <li>- 1,423± SF utilized by owners for storage.</li> </ul> </li> </ul> </li> </ul>
<b>LAND AREA:</b>	.60±Acres
<b>YEAR BUILT:</b>	<ul style="list-style-type: none"> <li>• 9,400± SF: 1953 &amp; 1983</li> <li>• 2,847± SF: 1955</li> </ul>
<b>FLOORING:</b>	Carpet, tile
<b>LIGHTING:</b>	Fluorescent fixtures
<b>HVAC:</b>	Central heat and air conditioning
<b>ZONING:</b>	CBD-2
<b>PARKING:</b>	Parking for 60 cars - Front and rear of building.
<b>UTILITIES:</b>	All public utilities serve the property.
<b>AD VALOREM TAX:</b>	\$14,308.09 (2019)





First Street





**626 & 634 First Street - Macon, GA 31201** / **LOCATION MAP**

