

**FOR SALE
INCOME PRODUCING PROPERTY**



1,408± Square Foot Multi-Tenant Office Building

**168 Marshall Avenue
Macon, Bibb County, Georgia 31204**

SALES PRICE: \$75,000

FOR MORE DETAILS CONTACT:

Revised 3/11/2020

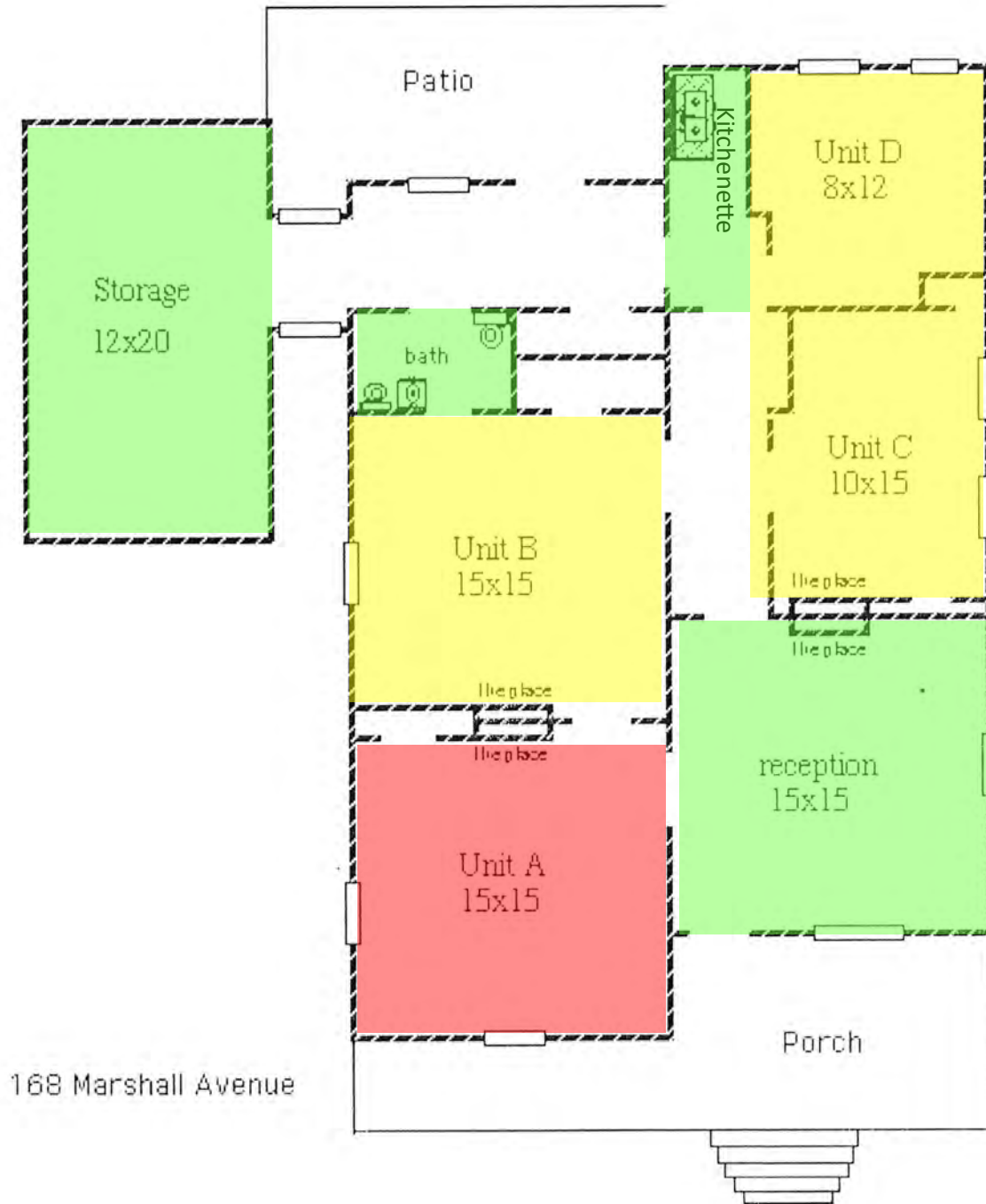
PATRICK BARRY - EXCLUSIVE AGENT
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990 Riverside Drive
Macon, GA 31201



BUILDING INFORMATION:	<ul style="list-style-type: none"> • 1,408± SF Multi-Tenant Office Building <ul style="list-style-type: none"> - Unit A - 225 Sq. Ft. (15'X15') - LEASED (\$250/Month) - Unit B - 225 Sq. Ft. (15'X15') - AVAILABLE FOR LEASE - Unit C - 150 Sq. Ft. (10'X15') - AVAILABLE FOR LEASE - Unit D - 96 Sq. Ft. (8'X12') - AVAILABLE FOR LEASE - Shared common areas (Reception area, restroom, kitchen)
CONSTRUCTION:	Frame / Vinyl siding
YEAR BUILT:	1933; renovated in 1996
LAND:	.22± Acres
FLOOR:	Carpet & Hardwood
WALLS:	Painted drywall
ROOF:	Asphalt shingles; replaced in 2013
HVAC:	Central HVAC - Lennox 10 CHP - 2-Ton - Installed March 2001
PARKING:	On and off street parking available
ZONING:	C2
UTILITIES:	All public utilities serve the property including WIFI.
SALES PRICE:	\$75,000



Available Space

Shared Space

Leased



2012	Water	Electric	Gas	Insurance	Repairs/ Improvements	Garbage	Supplies
	144.49	1,393.49	995.34	263.00	1,165.80	0.00	54.48
Utilities:	2,533.32						
Taxes:	1,065.00						
Insurance:	263.00						
Total							
Expenses:	4,016.60						

2013	Water	Electric	Gas	Insurance	Repairs/ Improvements	Garbage	Supplies
	198.28	1,359.43	1,543.50	284.00	4,475.06	0.00	502.88
Utilities:	3,101.21						
Taxes:	1,065.00						
Insurance:	284.00						
Total							
Expenses:	8,363.15						

2014	Water	Electric	Gas	Insurance	Repairs/ Improvements	Garbage	Supplies
	310.68	1,634.23	1,922.27	284.00	1,565.07	270.00	58.15
Utilities:	3,867.18						
Taxes:	1,065.00						
Insurance:	284.00						
Total							
Expenses:	6,044.40						

2015	Water	Electric	Gas	Insurance	Repairs/ Improvements	Garbage	Supplies
	260.90	1,581.16	1,560.83	284.00	192.50	150.00	28.56
Utilities:	3,402.89						
Taxes:	1,065.00						
Insurance:	284.00						
Total							
Expenses:	4,057.95						

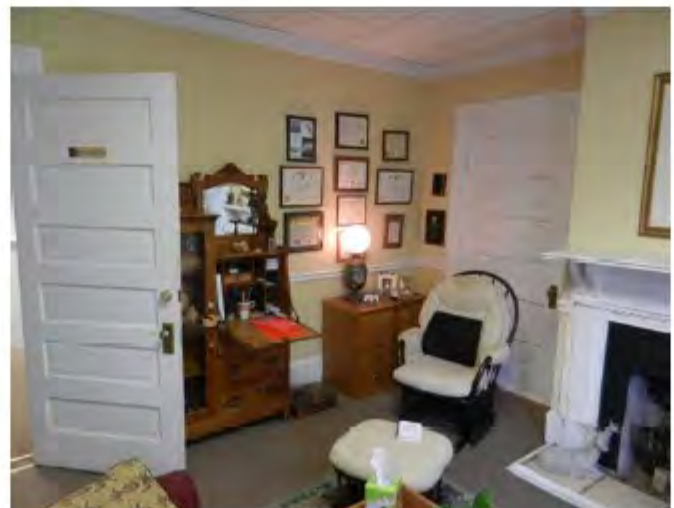
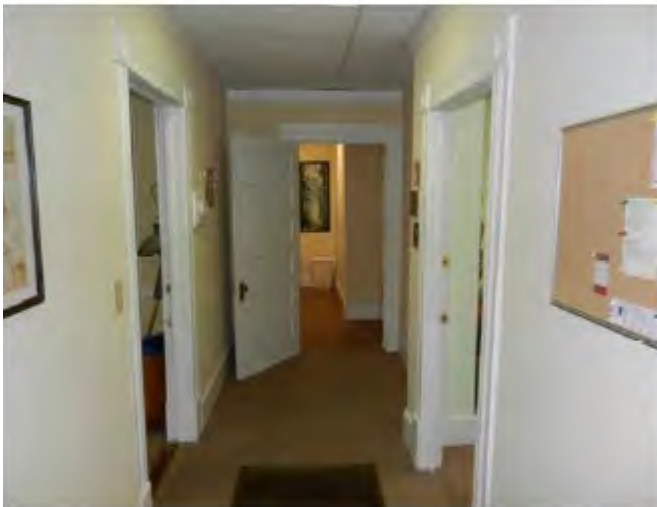
2016	Water	Electric	Gas	Insurance	Repairs/ Improvements	Garbage	Supplies
	279.02	1,652.11	1,111.24	284.00	1,915.66	240.00	12.00
Utilities:	3,042.37						
Taxes:	1,065.00						
Insurance:	284.00						
Total							
Expenses:	5,494.03						

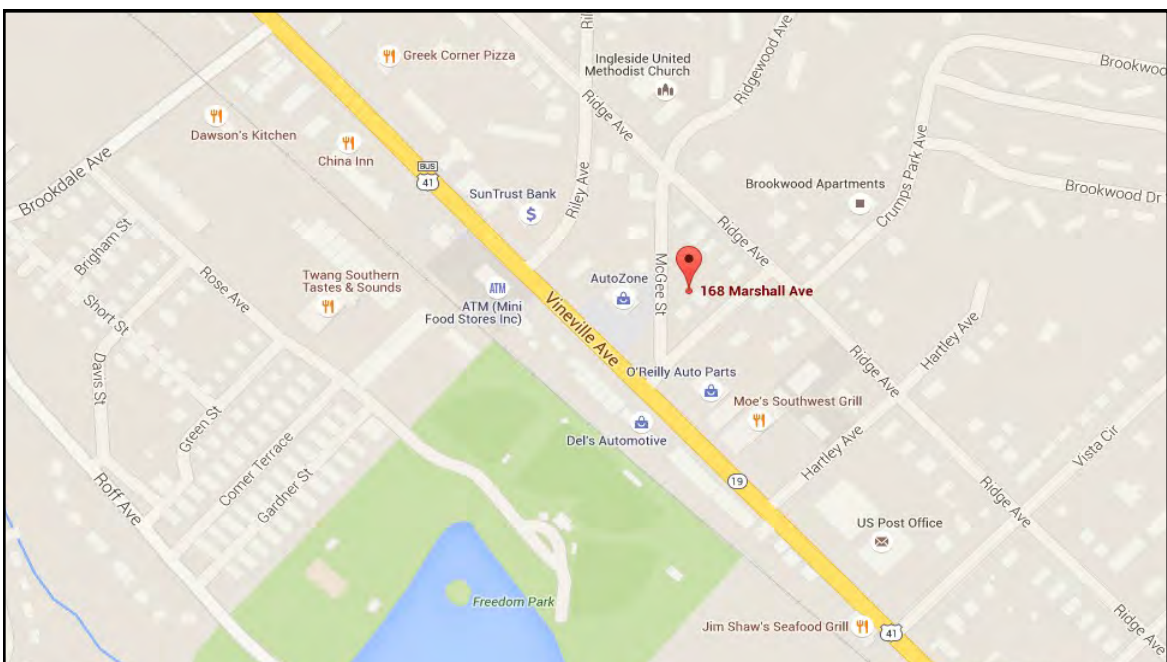
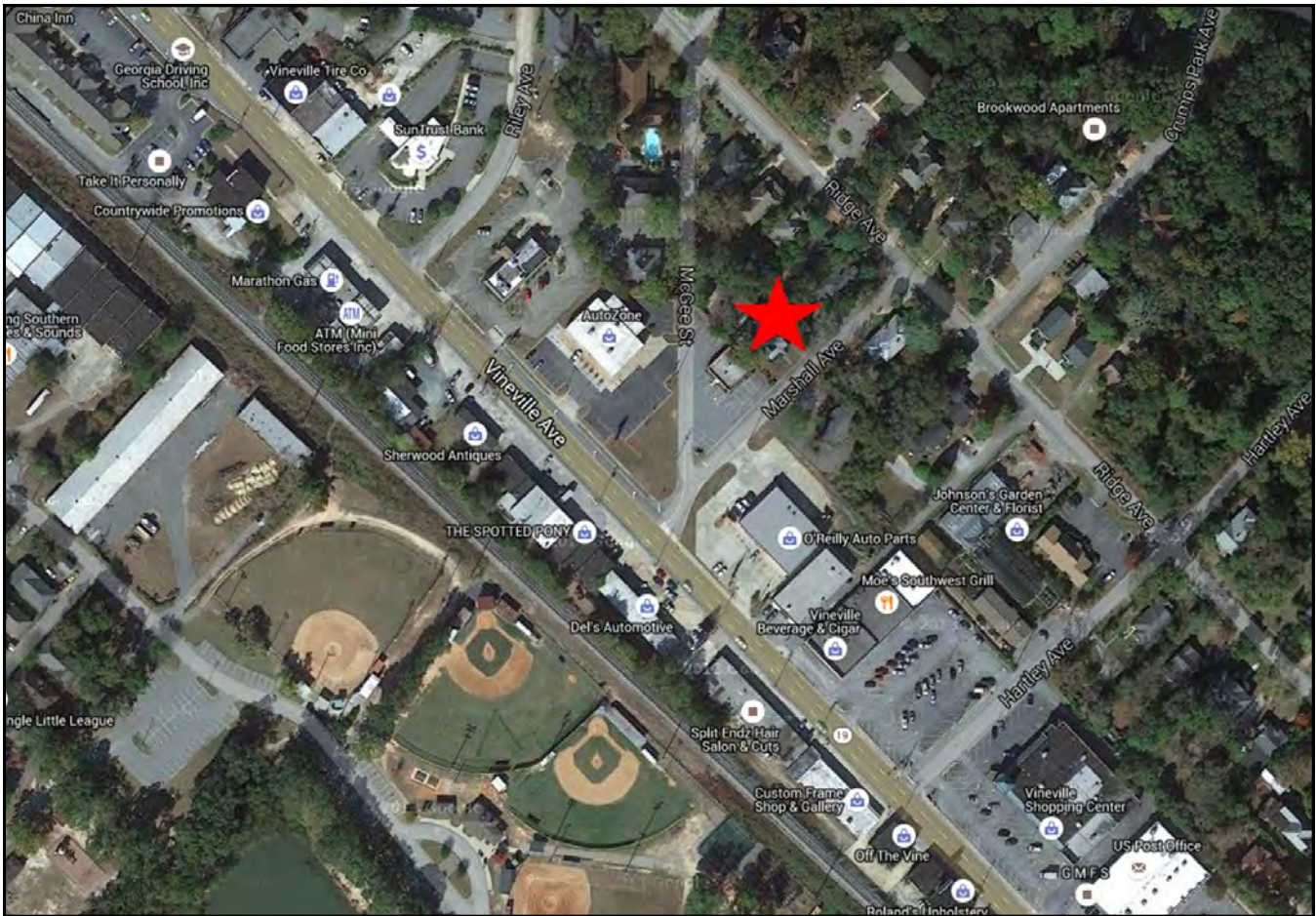


168 Marshall Avenue - Macon, GA 31204

PHOTOS









KEY FACTS

7,257

Population

36.8

Median Age



Average Household Size

\$38,586

Median Household Income

BUSINESS



387

Total Businesses



2,835

Total Employees

INCOME



\$38,586

Median Household Income



\$28,475

Per Capita Income



\$23,005

Median Net Worth

EDUCATION

12%

No High School Diploma



28%

High School Graduate



22%

Some College



38%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



66%

White Collar



15%

Blue Collar



19%

Services



6.1%
Unemployment Rate

Households By Income

The largest group: \$15,000 - \$24,999 (17.7%)

The smallest group: \$150,000 - \$199,999 (2.0%)

Indicator ▲	Value	Difference	
<\$15,000	17.4%	-0.3%	<div style="width: 17.4%;"></div>
\$15,000 - \$24,999	17.7%	+4.2%	<div style="width: 17.7%;"></div>
\$25,000 - \$34,999	10.4%	-1.5%	<div style="width: 10.4%;"></div>
\$35,000 - \$49,999	14.8%	-0.7%	<div style="width: 14.8%;"></div>
\$50,000 - \$74,999	12.8%	-1.5%	<div style="width: 12.8%;"></div>
\$75,000 - \$99,999	8.6%	-0.1%	<div style="width: 8.6%;"></div>
\$100,000 - \$149,999	10.4%	-0.3%	<div style="width: 10.4%;"></div>
\$150,000 - \$199,999	2.0%	-1.1%	<div style="width: 2.0%;"></div>
\$200,000+	6.0%	+1.5%	<div style="width: 6.0%;"></div>



KEY FACTS

52,305

Population



Average Household Size

35.7

Median Age

\$31,162

Median Household Income

EDUCATION

15%

No High School Diploma



32%

High School Graduate



26%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



2,878

Total Businesses



38,168

Total Employees

EMPLOYMENT



63%

White Collar



15%

Blue Collar



22%

Services



Unemployment Rate

INCOME



\$31,162

Median Household Income



\$22,905

Per Capita Income



\$15,020

Median Net Worth

Households By Income

The largest group: <\$15,000 (24.5%)

The smallest group: \$150,000 - \$199,999 (2.2%)

Indicator ▲	Value	Difference	
<\$15,000	24.5%	+6.8%	<div style="width: 24.5%;"></div>
\$15,000 - \$24,999	17.0%	+3.5%	<div style="width: 17.0%;"></div>
\$25,000 - \$34,999	12.4%	+0.5%	<div style="width: 12.4%;"></div>
\$35,000 - \$49,999	13.3%	-2.2%	<div style="width: 13.3%;"></div>
\$50,000 - \$74,999	12.3%	-2.0%	<div style="width: 12.3%;"></div>
\$75,000 - \$99,999	6.5%	-2.2%	<div style="width: 6.5%;"></div>
\$100,000 - \$149,999	7.3%	-3.4%	<div style="width: 7.3%;"></div>
\$150,000 - \$199,999	2.2%	-0.9%	<div style="width: 2.2%;"></div>
\$200,000+	4.4%	-0.1%	<div style="width: 4.4%;"></div>

KEY FACTS

100,275
Population



Average Household Size

35.5
Median Age

\$33,842
Median Household Income

Median Household Income

EDUCATION

16%
No High School Diploma



33%
High School Graduate



26%
Some College



26%
Bachelor's/Grad/Prof Degree

BUSINESS


5,004
Total Businesses



67,229
Total Employees

Total Employees

EMPLOYMENT


63%
White Collar



17%
Blue Collar



20%
Services

8.4%
Unemployment Rate

INCOME


\$33,842
Median Household Income

Median Household Income



\$22,229
Per Capita Income

Per Capita Income



\$16,942
Median Net Worth

Median Net Worth

Households By Income

The largest group: <\$15,000 (22.5%)

The smallest group: \$150,000 - \$199,999 (2.6%)

Indicator ▲	Value	Difference	
<\$15,000	22.5%	+4.8%	
\$15,000 - \$24,999	16.0%	+2.5%	
\$25,000 - \$34,999	12.7%	+0.8%	
\$35,000 - \$49,999	14.7%	-0.8%	
\$50,000 - \$74,999	12.7%	-1.6%	
\$75,000 - \$99,999	6.8%	-1.9%	
\$100,000 - \$149,999	8.3%	-2.4%	
\$150,000 - \$199,999	2.6%	-0.5%	
\$200,000+	3.8%	-0.7%	