



**2029 Oglesby Place  
Macon, Bibb County, Georgia 31204**

**SALE**



**INVESTMENT OPPORTUNITY • 100% LEASED**

**5,500± SF COMMERCIAL BUILDING**

**SALES PRICE: \$1,158,000 • CAP RATE 5.5%**

**GUY EBERHARDT**  
478.955.4492 Cell  
mcheek@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

**990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM**

Revised 12/7/22



## PROPERTY OVERVIEW

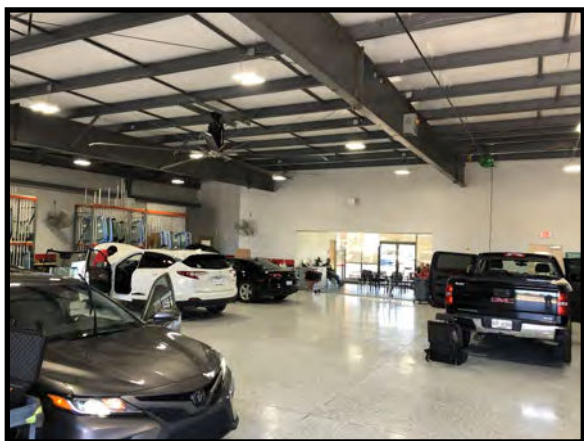
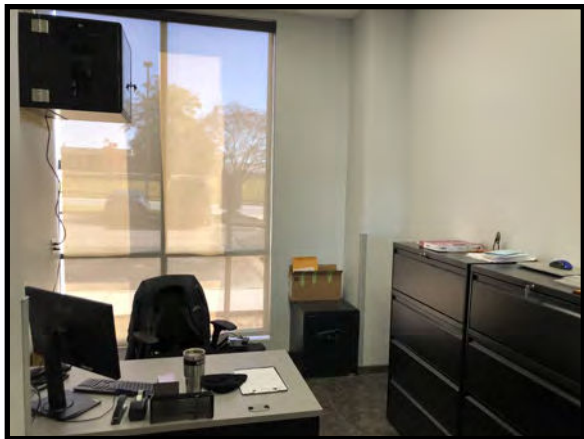
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<b>LOCATION:</b>	Subject property is located 1/4 mile East of \$100 million expansion of Macon Mall
<b>BUILDING / TENANT INFORMATION:</b>	5,500± SF Commercial Building <ul style="list-style-type: none"><li>- Large waiting area</li><li>- Private office</li><li>- Two (2) restrooms</li><li>- Two (2) drive-in doors</li></ul> <ul style="list-style-type: none"><li>• Brand new facility just completed for Safelite Auto Glass</li><li>• Seven (7) year base lease term began 11/1/21</li><li>• Two (2) 5-year renewal options</li></ul>
<b>LAND AREA:</b>	.80±Acres
<b>YEAR BUILT:</b>	1999; brand new interior October 2021
<b>BUILDING CONSTRUCTION:</b>	Brick with glass storefront
<b>CEILING HEIGHT:</b>	12' - 16'
<b>HVAC:</b>	<ul style="list-style-type: none"><li>• Office / Waiting Area / Restrooms: HVAC</li><li>• Warehouse: Industrial fans</li></ul>
<b>ROOF:</b>	Standing seam metal roof
<b>PARKING:</b>	50± paved parking spaces
<b>UTILITIES:</b>	All public utilities serve the site.
<b>ZONED:</b>	C2
<b>AD VALOREM TAX BILL:</b>	\$8,141.09 (2022)
<b>SALES PRICE: \$1,158,000 • CAP RATE 5.5%</b>	



# PHOTOS

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# AERIAL PARCEL MAP

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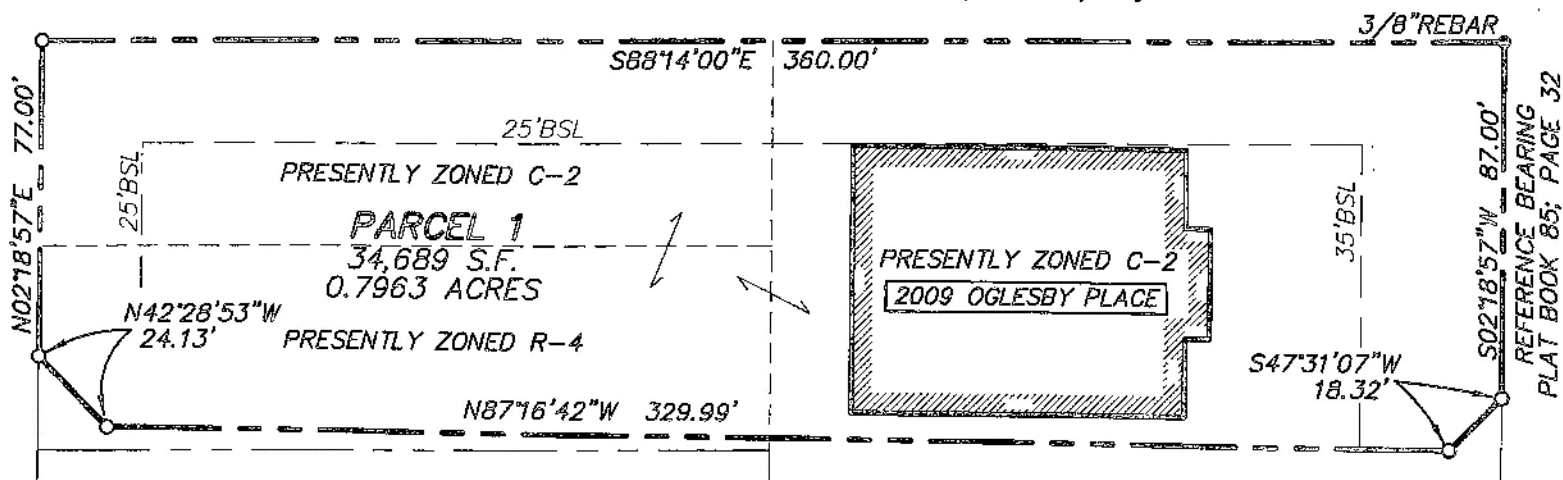


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# SURVEY

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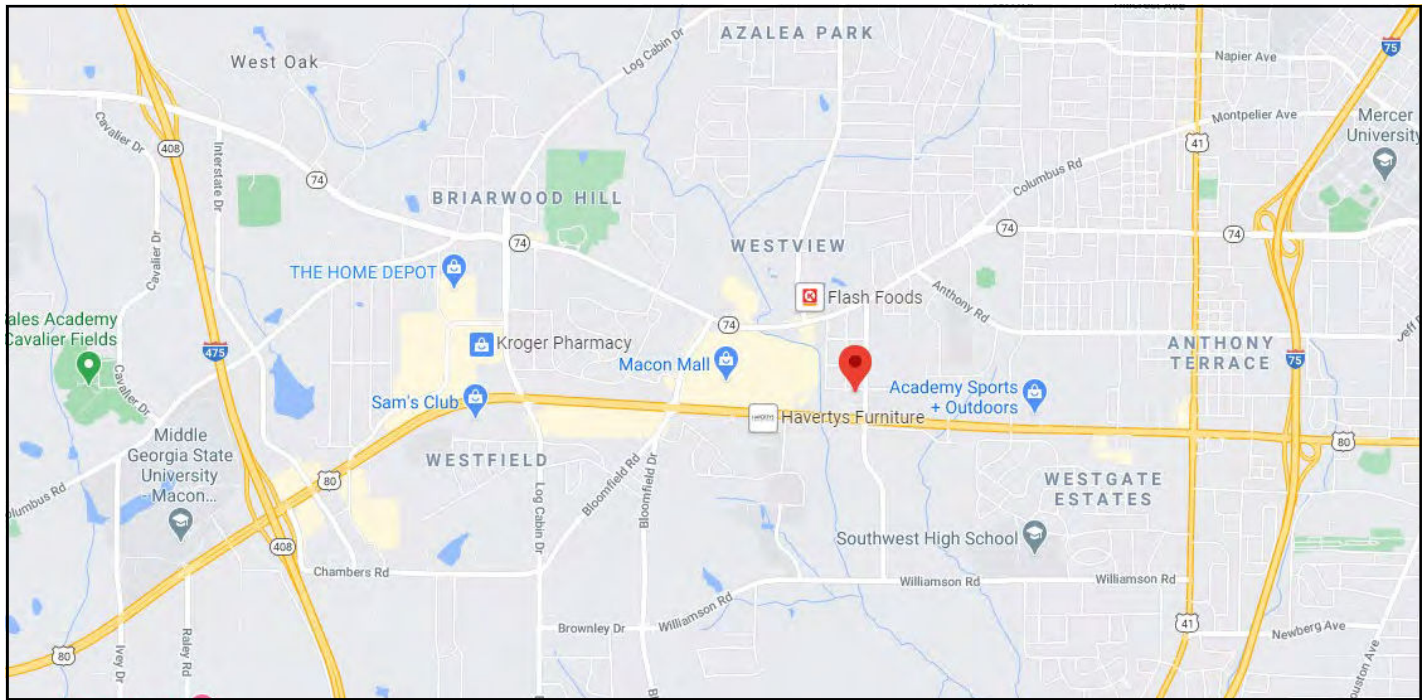






# MAPS

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