



2370 Vineville Avenue
Macon, Bibb County, Georgia 31204

SALE



INVESTMENT OPPORTUNITY • 100% LEASED

5,700± SF TWO-STORY PROFESSIONAL OFFICE BUILDING

SALES PRICE: \$689,000 • CAP RATE 8%

CBCMACON.COM

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Created 11/01/21



PROPERTY OVERVIEW

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LOCATION:	Subject property is located on a major arterial road, 1/2 mile from Interstate 75 and downtown Macon.
BUILDING INFORMATION:	5,700± SF Two-Story Professional Office Building Divided into (2) suites: <ul style="list-style-type: none">• Interim Healthcare<ul style="list-style-type: none">- Lease expiration date: 06/012026- Lease rate: \$3,945/Month• Figure 8 Films<ul style="list-style-type: none">- Lease expiration date: 12/31/2022- Lease rate: \$2,100/Month
LAND AREA:	.64±Acres
YEAR BUILT:	1962
BUILDING CONSTRUCTION:	Masonry
HVAC:	Three (3) new units (June 2020)
ROOF:	New shingle roof (June 2020)
WINDOWS:	New aluminum double pane with gas (June 2020)
WALLS:	New paint both levels (June 2020)
FLOORS:	New flooring (June 2020)
LIGHTING:	New LCD (June 2020)
PARKING:	25± paved parking spaces
UTILITIES:	All public utilities serve the site.
ZONED:	HR-3, Historical Residential
AD VALOREM TAX BILL:	\$3,187.09 (2021)
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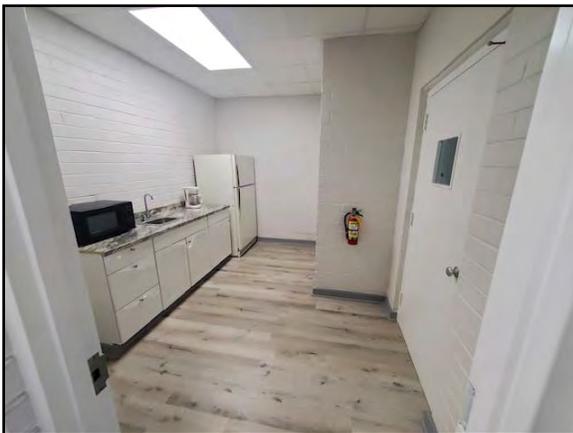
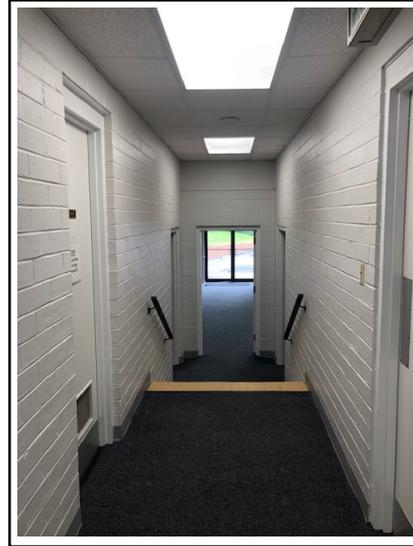
PROFORMA
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<u>INCOME</u>	<u>MONTHLY</u>	<u>ANNUALLY</u>
Gross Rental Income	\$6,045	\$72,540
<u>EXPENSES</u>		
Electric		\$5,408
Gas		750
Water		708
Insurance		1,572
Taxes		3,187
Garbage		240
Grounds Maintenance		2,520
Reserve 4%		2,902
<u>TOTAL EXPENSES</u>		<u>\$17,287</u>
<u>NET OPERATING INCOME</u>		<u>\$55,253</u>



PHOTOS - LOWER LEVEL

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AERIAL PARCEL MAP

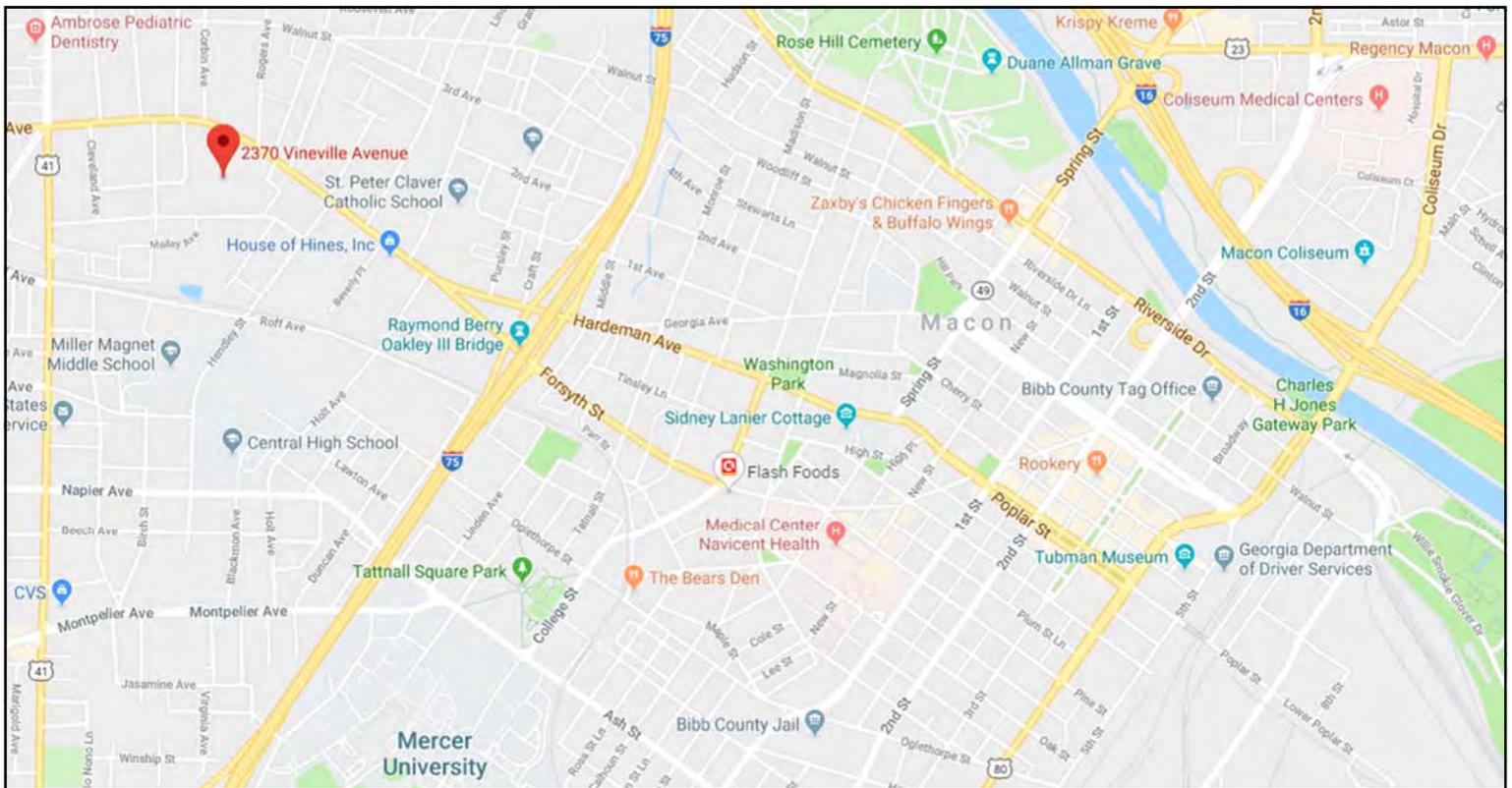
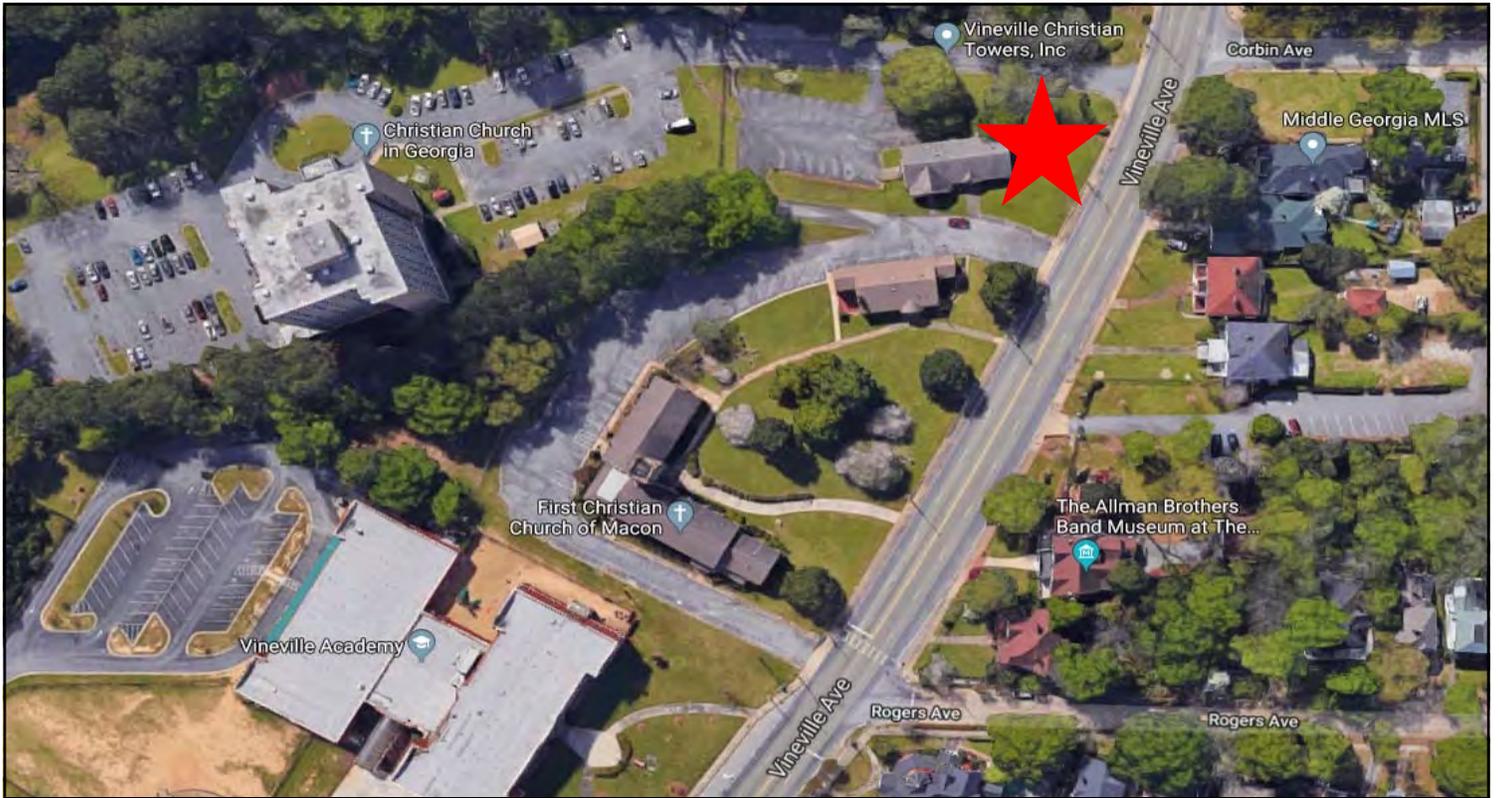
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MAPS

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