



3717, 3725, 3731 and 3737 Napier Avenue  
Macon, Bibb County, Georgia 31204

**SALE**



Macon Outdoor Power Relocated to Mercer University Drive.

**3,535± SF • 1.21± ACRES**  
**RETAIL / SHOWROOM**

**SALES PRICE: \$225,000**  
**(OWNER FINANCING AVAILABLE TO QUALIFIED CREDIT)**

**CBCMACON.COM**

**ART BARRY III, SIOR**  
478.746.8171 Office • 478.731.8000 Cell  
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 **COLDWELL  
BANKER  
COMMERCIAL**  
EBERHARDT & BARRY  
**CBCWORLDWIDE.COM**

COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Created 12/16/21



## PROPERTY OVERVIEW

3717, 3725, 3731 & 3737 Napier Avenue  
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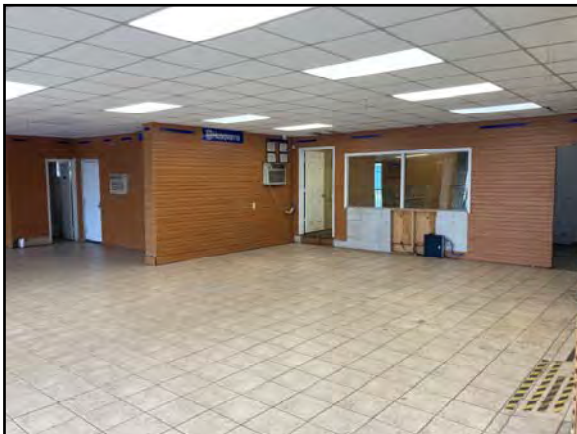
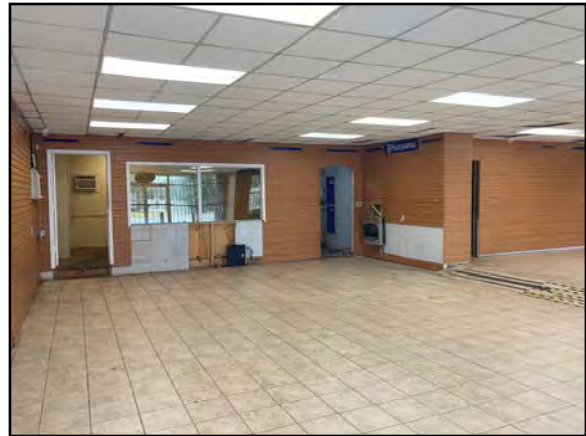
### Macon Outdoor Power Relocated to Mercer University Drive.

<b>LOCATION:</b>	Subject property is located near the signalized intersection of Brookdale Avenue & Napier Avenue.
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	12,900 Vehicles Per Day
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 3,545± SF Retail / Showroom <ul style="list-style-type: none"> <li>- Main Level: <ul style="list-style-type: none"> <li>- 2,000± SF Showroom with service counter (renovated in 2015)</li> <li>- Two (2) restrooms (one public, one employee)</li> </ul> </li> <li>- Lower level: <ul style="list-style-type: none"> <li>- Two (2) 10' X 15' storage rooms</li> <li>- Roll-up, drive-in door</li> <li>- Accessed via internal stairwell</li> </ul> </li> </ul> </li> <li>• Two Outbuildings: <ul style="list-style-type: none"> <li>- 16' X 16' Concrete block parts building (parts storage / forklift storage)</li> <li>- 30' X 30' Metal pole barn</li> </ul> </li> </ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"> <li>• 1.21± Acres</li> <li>• Majority of lot behind 6' Rio Grande fence</li> </ul>
<b>CONSTRUCTION:</b>	Masonry walls, metal bar joists
<b>YEAR BUILT:</b>	1967
<b>CEILING HEIGHT:</b>	9'
<b>TRUCK LOADING:</b>	Two (2) roll-up service bays
<b>FLOOR:</b>	VCT tile
<b>WALLS:</b>	Painted drywall
<b>CEILING/LIGHTING:</b>	<ul style="list-style-type: none"> <li>• Acoustical ceilings with lay-in</li> <li>• LED lighting in showroom; fluorescent fixtures elsewhere</li> </ul>
<b>HVAC:</b>	Wall Units
<b>BURGLAR SYSTEM:</b>	Laser system indoor and fenced in yard.
<b>UTILITIES:</b>	<ul style="list-style-type: none"> <li>• All public utilities serve the site.</li> <li>• Electrical: 3 phase, 400 AMP</li> </ul>
<b>PARKING:</b>	10 Asphalt paved spaces; 20 gravel spaces
<b>ZONED:</b>	C2, General Commercial
<b>USE RESTRICTIONS:</b>	Restricted against the sale, leasing or servicing of landscaping and outdoor power equipment.
<b>PROPERTY TAX BILL:</b>	\$2,668.32 (2021)
<b>SALES PRICE: \$225,000 (OWNER FINANCING AVAILABLE FOR QUALIFIED CREDIT)</b>	



# PHOTOS

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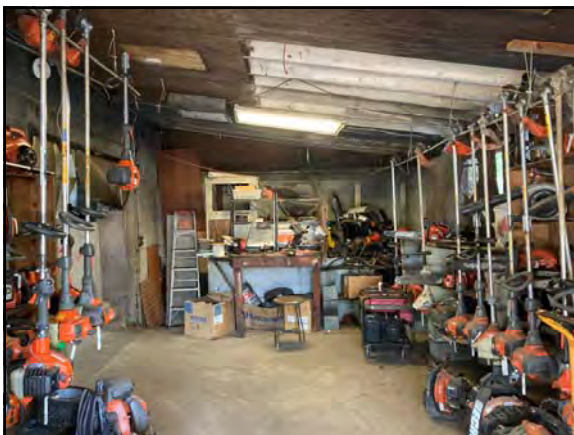
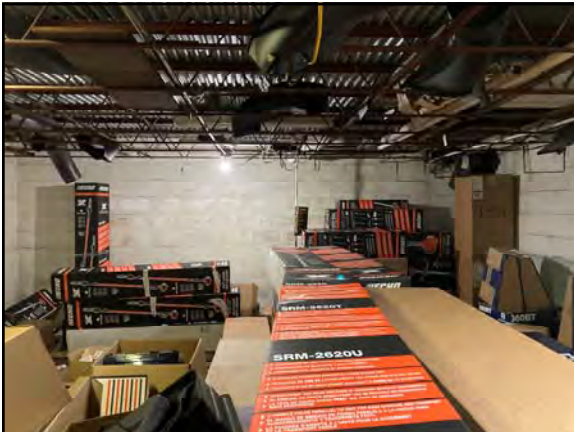






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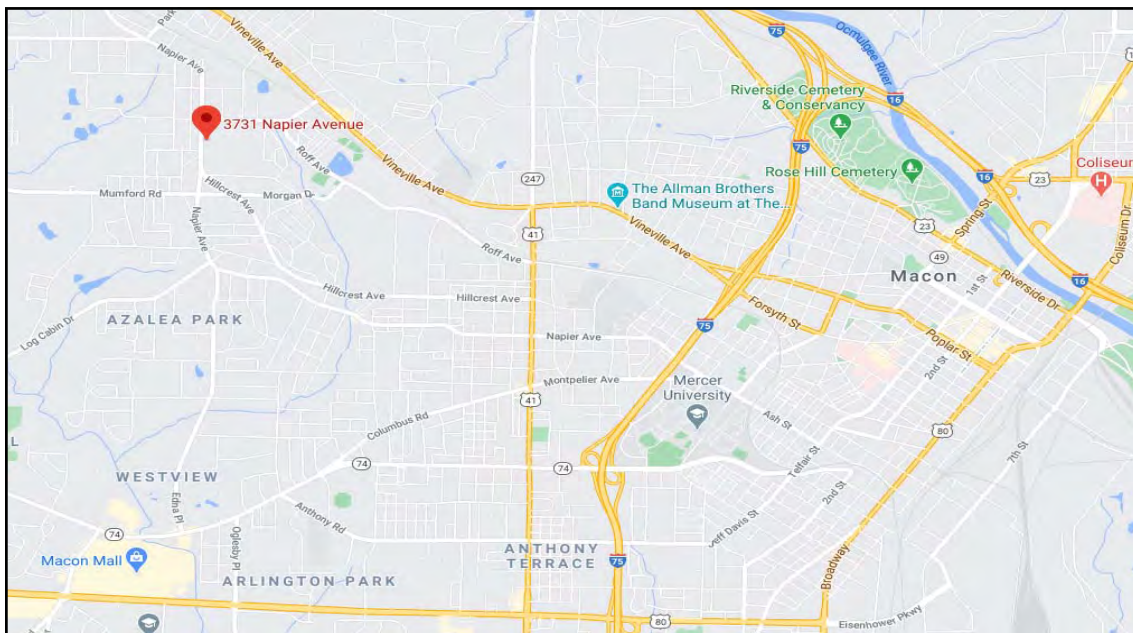
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# MAPS

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# DEMOGRAPHICS - BIBB COUNTY

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