



2124 & 2128 Riverside Drive
Macon, Bibb County, Georgia 31204

SALE



5,900± Square Feet - .54± Acres
Professional Office Building

SALES PRICE: \$295,000

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Created 2/14/22



PROPERTY OVERVIEW

2124 & 2128 Riverside Drive
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LOCATION:	Subject property is located along a primary traffic artery of northern Macon; three (3) miles from Downtown Macon.
BUILDING INFORMATION:	<ul style="list-style-type: none"> • 5,900± SF Professional Office Building <ul style="list-style-type: none"> - Entrance vestibule: 360± SF covered entrance with brick pavers and painted wood columns - 12 Executive offices - Conference room - Fireproof storage room - Storage & file rooms - Kitchen - Two (2) restrooms • Formerly Smith & Sons Foods
CONSTRUCTION:	<ul style="list-style-type: none"> • Masonry with brick frontage • Roof: Flat, built-up on a steel bar joist system
YEAR BUILT:	1966
SITE INFORMATION:	<p>Two Parcels:</p> <ul style="list-style-type: none"> • .33± Acres <ul style="list-style-type: none"> - 150'± frontage on Riverside Drive; 146'± depth - 150'± frontage on secondary street, Old Holton Road • .21± Acres <ul style="list-style-type: none"> - Vacant lot with sewer and drainage easement; gully
ACCESS/ VISIBILITY:	<ul style="list-style-type: none"> • Two (2) curb cuts along Riverside Drive • Old Holton Road, secondary street, rear of property
FLOOR:	Carpet, Tile
WALLS:	Painted drywall, paneling, raw brick, wallpaper
CEILING/LIGHTING:	Acoustical tile ceilings; fluorescent light fixtures
HVAC:	Central Heat and air conditioning throughout
PARKING:	15 Concrete striped spaces in front; 14 striped spaces in rear
ZONING:	C-4 (building & .33± acres) and R-1A (vacant lot .21± acres)
UTILITIES:	All public utilities serve property
PROPERTY TAX BILL:	\$4,639.07 (2021)
SALES PRICE: \$295,000	



PHOTOS

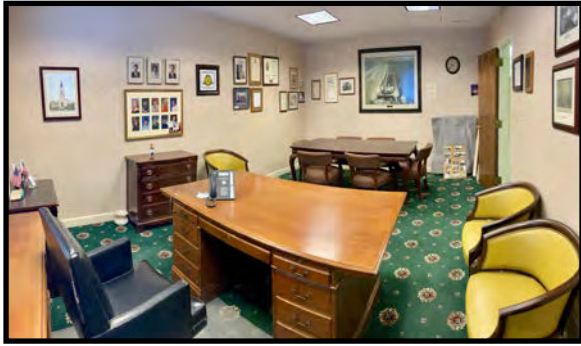
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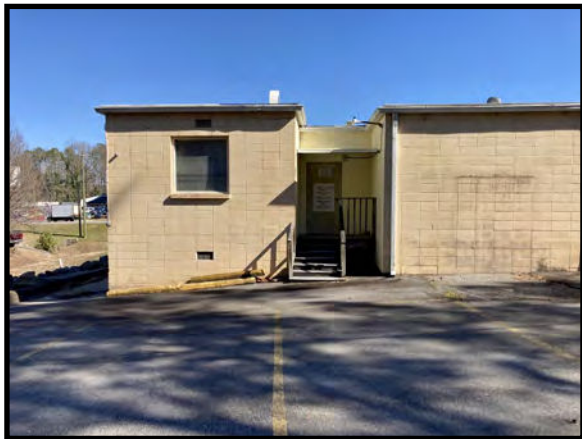
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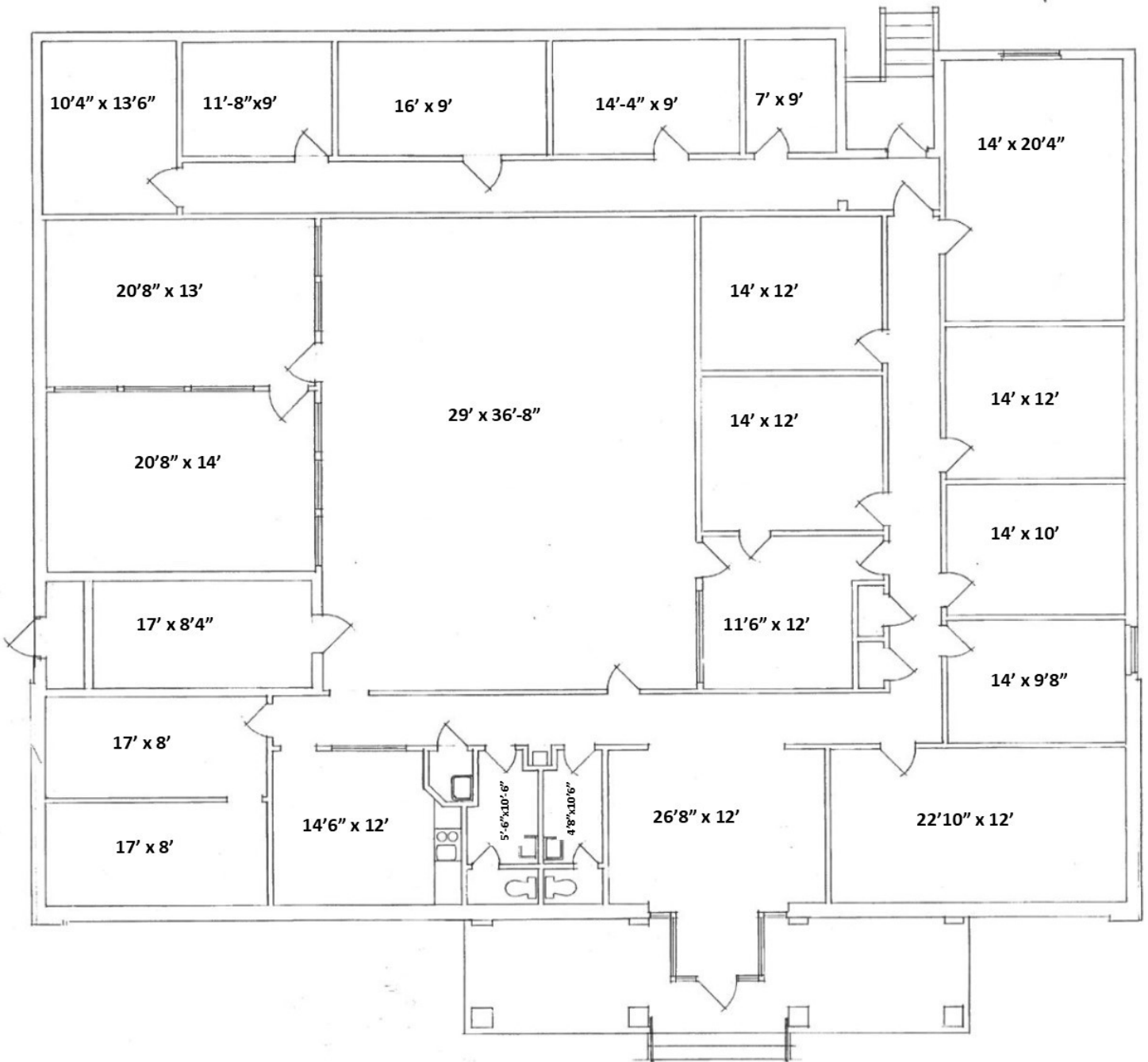
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FLOOR PLAN

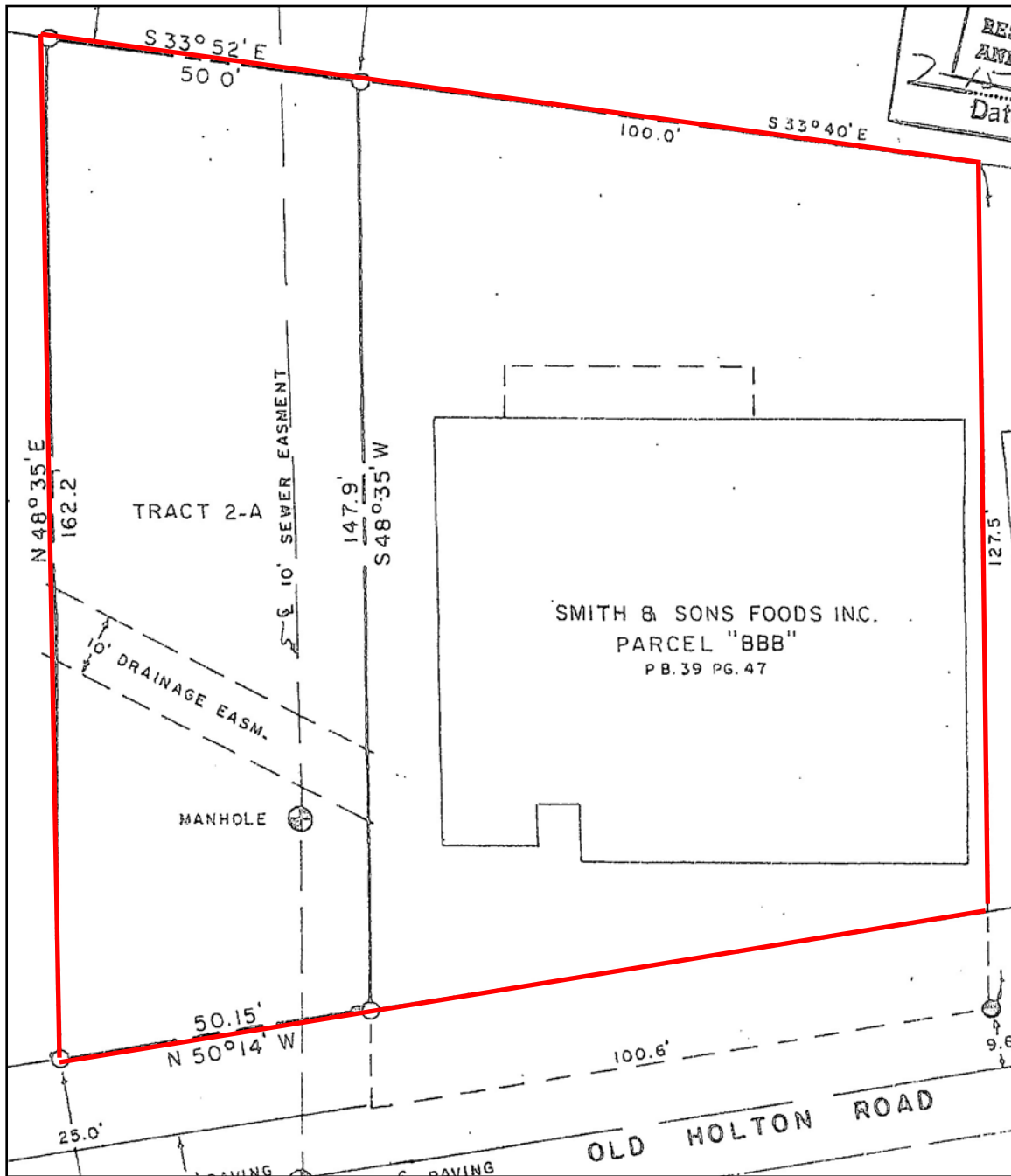
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SURVEY

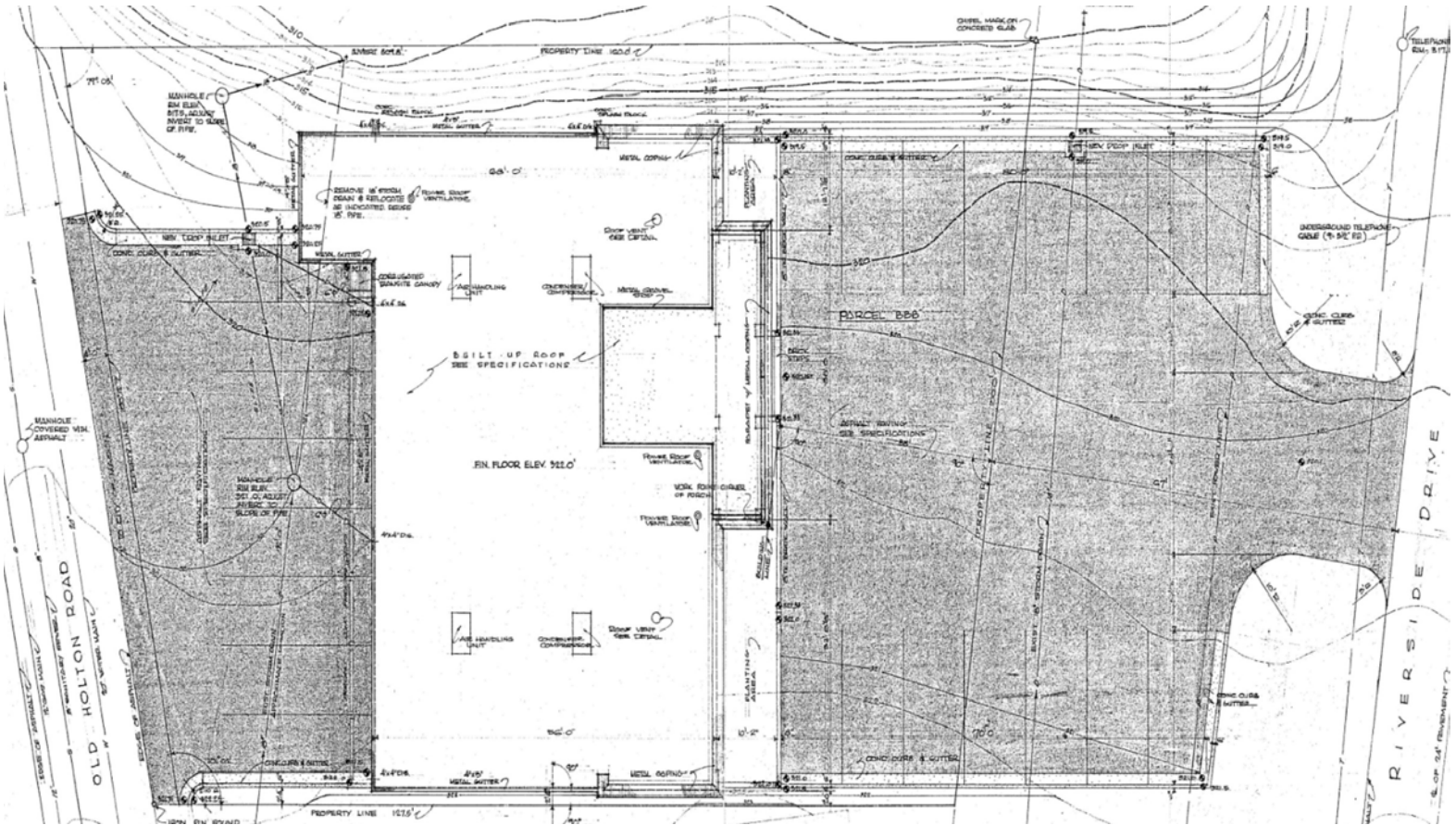
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SITE PLAN

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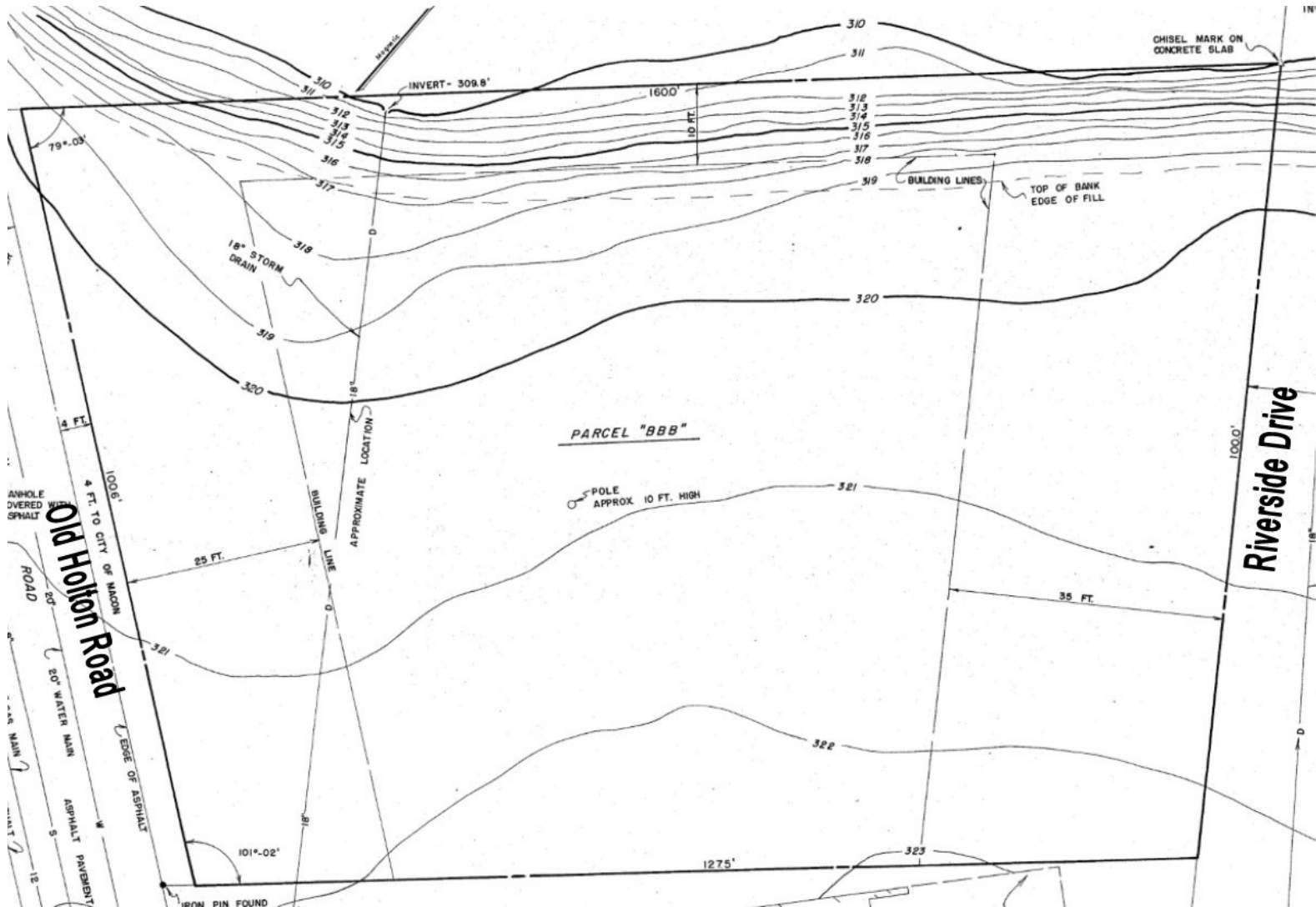
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TOPOGRAPHY

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PARCEL TAX MAP

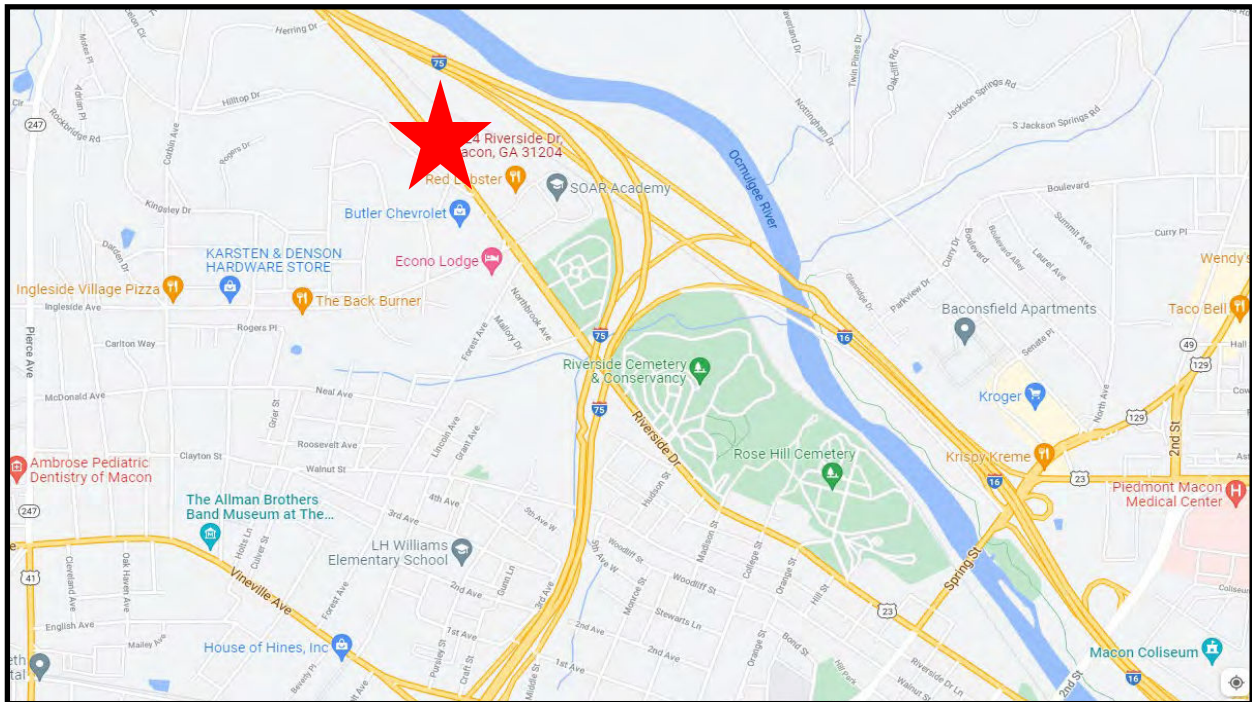
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MAPS

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DEMOGRAPHICS - BIBB COUNTY

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