

SALE

INVESTMENT OPPORTUNITY - MULTI-TENANT BUILDING

182 Riley Avenue, Macon, Bibb County, GA 31204



SALES PRICE: \$200,000

LOCATION OVERVIEW

- Located one block off Vineville Avenue behind Ameris Bank
- 2.5 Miles to Downtown Macon
- Neighbors include Ameris Bank, Family Care of Middle Georgia, Auto Zone, O'Reilly Auto Parts, China Inn, Clark Memorials, Vineville Tire Company

PROPERTY OVERVIEW

- Great Investment Opportunity
- 6,417± SF Multi-Tenant Building
- Eight (8) units - Two vacant
- .44± Acres
- Built in 1985
- Zoned C-2
- 13,300± Average daily vehicles per day on Vineville Avenue

STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcworldwide.com

HAL HARPER, CCIM
478.951.3991 Cell
hharper@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

CBCMACON.COM • 990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171

Revised 7/28/22

SALE

INVESTMENT OPPORTUNITY - MULTI-TENANT BUILDING

182 Riley Avenue, Macon, Bibb County, GA 31204

BUILDING INFORMATION:	6,417± SF Multi-Tenant Office Building (8 Suites) <ul style="list-style-type: none">- Unit A - LEASED (\$600/Month)- Unit B - LEASED (\$600/Month)- Unit C - VACANT- Unit D - LEASED (\$600/Month)- Unit E1 - LEASED (\$500/Month)- Unit E2 - LEASED (\$300/Month)- Unit F1 - VACANT- Unit F2 - LEASED (\$350/Month) (Utilities included in Units E1, E2, F1, F2)
CONSTRUCTION:	Masonry
YEAR BUILT:	1985
SITE INFORMATION:	.73± Acres
HVAC:	Central heat and air conditioning
PARKING:	Asphalt
ZONING:	C-2
UTILITIES:	All public utilities serve the site.
AD VALOREM TAX BILL:	\$3,343.24 (2021)
SALES PRICE: \$200,000	

SALE

INVESTMENT OPPORTUNITY - MULTI-TENANT BUILDING

182 Riley Avenue, Macon, Bibb County, GA 31204

PRO FORMA OPERATING STATEMENT

ACTUAL GROSS RENTS	
8 Units / 2 Vacant	<u>\$42,600</u>
INCOME	<u>\$42,600</u>
EXPENSES (Based on 2021)	
Taxes	\$3,344
Insurance	1,800
Water	426
Power (Suites E&F, Outdoor Lights)	3,620
Yard Maintenance	1,320
General Maintenance	377
Janitor Service (Common hall / 2 Baths / Suites E&F)	1,049
Garbage Collection	636
Management Fees / 6%	2,556
EXPENSES	<u>\$15,128</u>
NET OPERATING INCOME	<u>\$27,472</u>

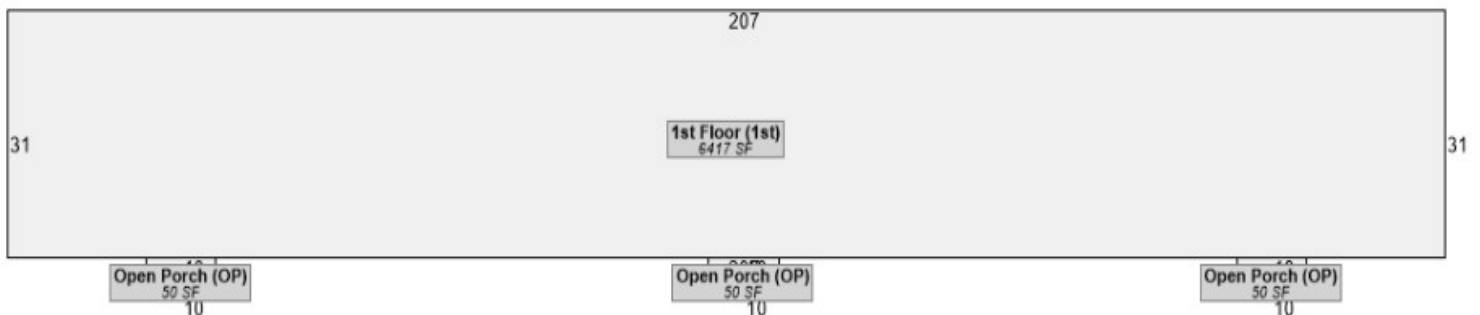
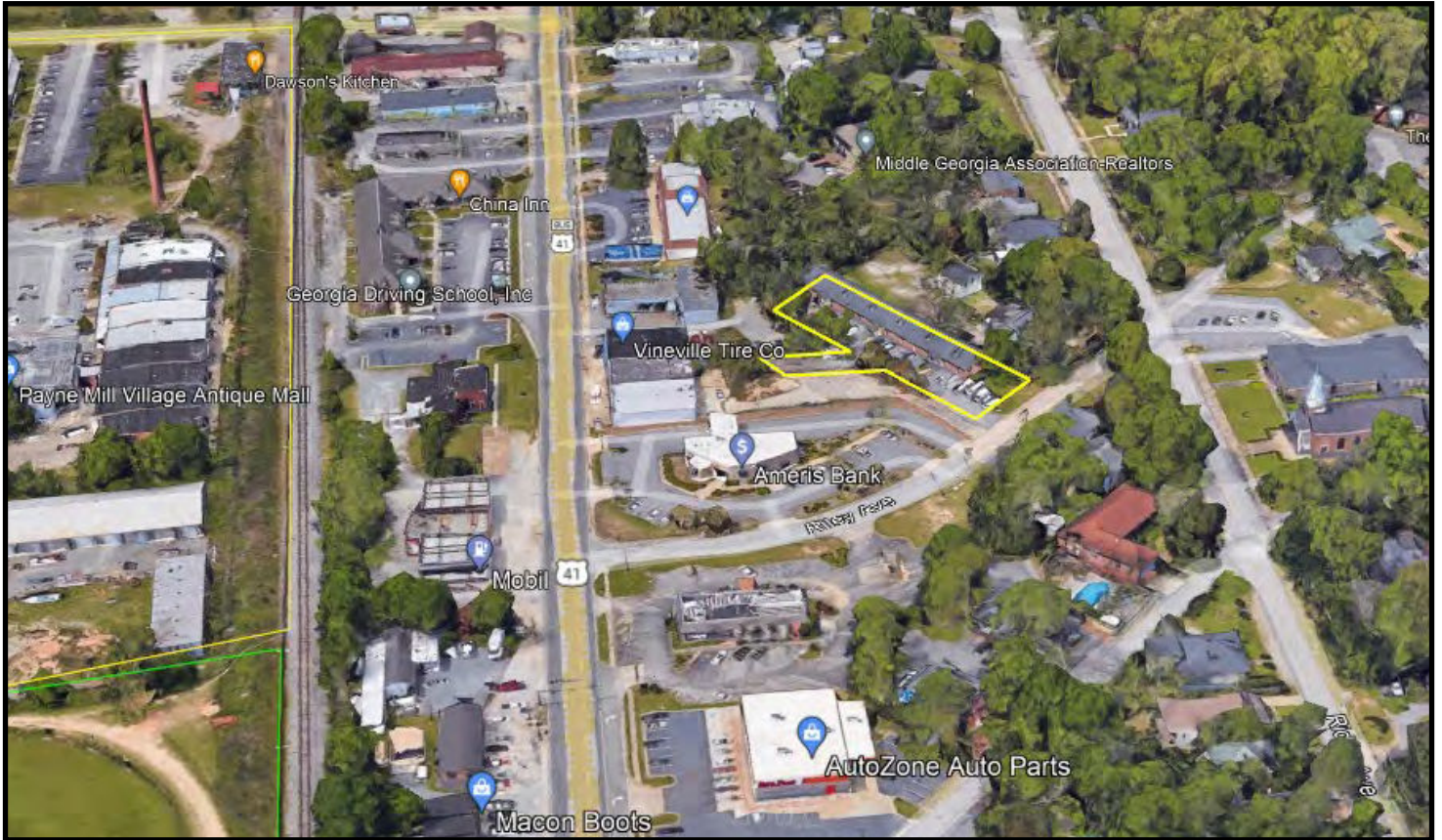


SALE

INVESTMENT OPPORTUNITY - MULTI-TENANT BUILDING

182 Riley Avenue, Macon, Bibb County, GA 31204

PARCEL TAX MAP / BUILDING SKETCH



STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcworldwide.com

HAL HARPER, CCIM
478.951.3991 Cell
hharper@cbcworldwide.com



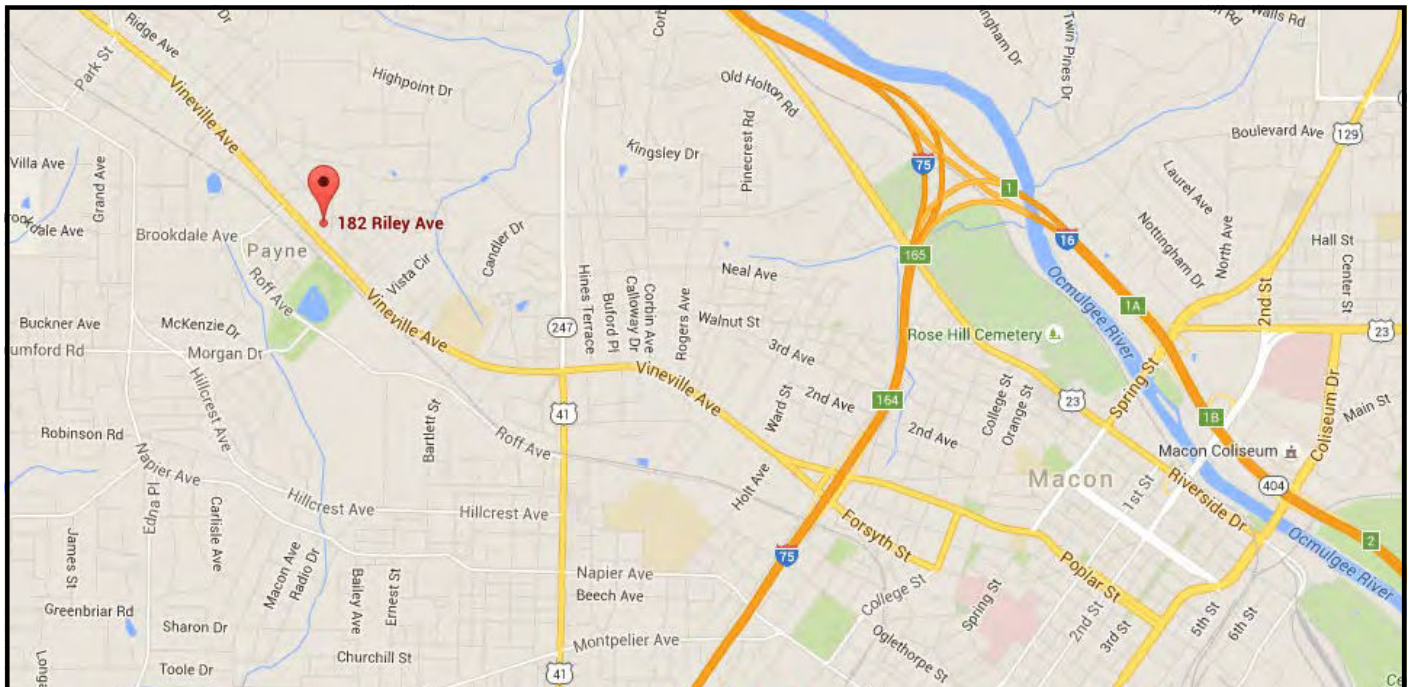
COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

CBCMACON.COM • 990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171

SALE

INVESTMENT OPPORTUNITY - MULTI-TENANT BUILDING

182 Riley Avenue, Macon, Bibb County, GA 31204



5

STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcworldwide.com

HAL HARPER, CCIM
478.951.3991 Cell
hharper@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

CBCMACON.COM • 990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171

SALE

INVESTMENT OPPORTUNITY - MULTI-TENANT BUILDING

182 Riley Avenue, Macon, Bibb County, GA 31204

DEMOGRAPHICS

Bibb County

Bibb County, GA 15
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

156,935

Population



Average
Household Size

37.4

Median Age

\$43,016

Median Household
Income

EDUCATION

13%

No High
School
Diploma



30%

High School
Graduate



30%

Some College



27%

Bachelor's/Grad/Prof
Degree

BUSINESS



6,469

Total Businesses



87,677

Total Employees

EMPLOYMENT



67%

White Collar



19%

Blue Collar



14%

Services

7.5%

Unemployment
Rate

INCOME



\$43,016

Median Household
Income



\$25,623

Per Capita Income



\$46,997

Median Net Worth

Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$200,000+ (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	17.7%	+7.2%	
\$15,000 - \$24,999	10.7%	+1.9%	
\$25,000 - \$34,999	13.0%	+4.1%	
\$35,000 - \$49,999	14.0%	+1.7%	
\$50,000 - \$74,999	14.6%	-3.6%	
\$75,000 - \$99,999	10.8%	-1.9%	
\$100,000 - \$149,999	10.8%	-4.1%	
\$150,000 - \$199,999	4.2%	-2.1%	
\$200,000+	4.1%	-3.2%	

Bars show deviation from Georgia

STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcworldwide.com

HAL HARPER, CCIM
478.951.3991 Cell
hharper@cbcworldwide.com



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

CBCMACON.COM • 990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171