

SALE

INVESTMENT OPPORTUNITY MEDICAL OFFICE BUILDING

745 Pine Street, Macon, Bibb County, GA 31201



INVESTMENT OPPORTUNITY
SALES PRICE: \$1,700,000
CAP RATE 8.5%

LOCATION OVERVIEW

- Located across from Atrium Health Navicent Emergency Center
- Adjacent to "Red Parking Deck" Atrium Health
- Served by Macon Transit Authority
- Walking distance to restaurants, shopping and banks

PROPERTY OVERVIEW

- 6,572± SF Medical Office Building
- Tenant: U.S. Renal Care
- .30± Acres
- 55' Frontage on Pine Street
- Built in 1998
- 12± Paved parking spaces in rear
- Zoned CBD-1

STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcworldwide.com

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



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

Created 8/29/22

SALE

INVESTMENT OPPORTUNITY MEDICAL OFFICE BUILDING

745 Pine Street, Macon, Bibb County, GA 31201

LOCATION:	Subject property is located across from the Emergency Center entrance to Atrium Health
PROPERTY INFORMATION:	<ul style="list-style-type: none">• 6,572± SF Medical Office Building (Floor Plan Page 5)<ul style="list-style-type: none">- Brick construction- Built in 1998- 12± Paved parking spaces• .30± Acres
TENANT:	U.S. Renal Care (See Page 4)
ZONING:	CBD-1
NET OPERATING INCOME:	\$145,291
SALES PRICE: \$1,700,000 CAP RATE: 8.5%	

SALE

INVESTMENT OPPORTUNITY MEDICAL OFFICE BUILDING

745 Pine Street, Macon, Bibb County, GA 31201

2021 INCOME/EXPENSE

INCOME	\$160,082
EXPENSES	
Taxes	\$10,737
Insurance	979
Parking	3,075
EXPENSES	<u>\$14,791</u>
NET OPERATING INCOME	<u>\$145,291</u>



SALE

INVESTMENT OPPORTUNITY MEDICAL OFFICE BUILDING

745 Pine Street, Macon, Bibb County, GA 31201

Why U.S. Renal Care



Reference Website: <https://www.usrenalcare.com/>

THIS IS USRC

At U. S. Renal Care, our mission, vision and values are at the center of everything we do. Together, our team members and physician partners share a common passion to improve the lives of those we serve.

U.S. Renal Care serves more than **26,000 patients** across **33 states** in more than **400 facilities** providing **in-center and home dialysis**. To do that, we partner with the world's leading nephrologists and support the development of our diverse and compassionate clinical and operational teams.

OUR MISSION:

Changing the lives of people living with kidney disease.

U.S. RENAL CARE

OUR VISION:

We will shape the future of kidney care in partnership with our physicians, patients and communities.

U.S. RENAL CARE

OUR VALUES:

Excellence
Quality comes first.

Partnership
Together, we succeed.

Inclusion
Everyone belongs.

Compassion
We start with heart.

U.S. RENAL CARE

STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcworldwide.com

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



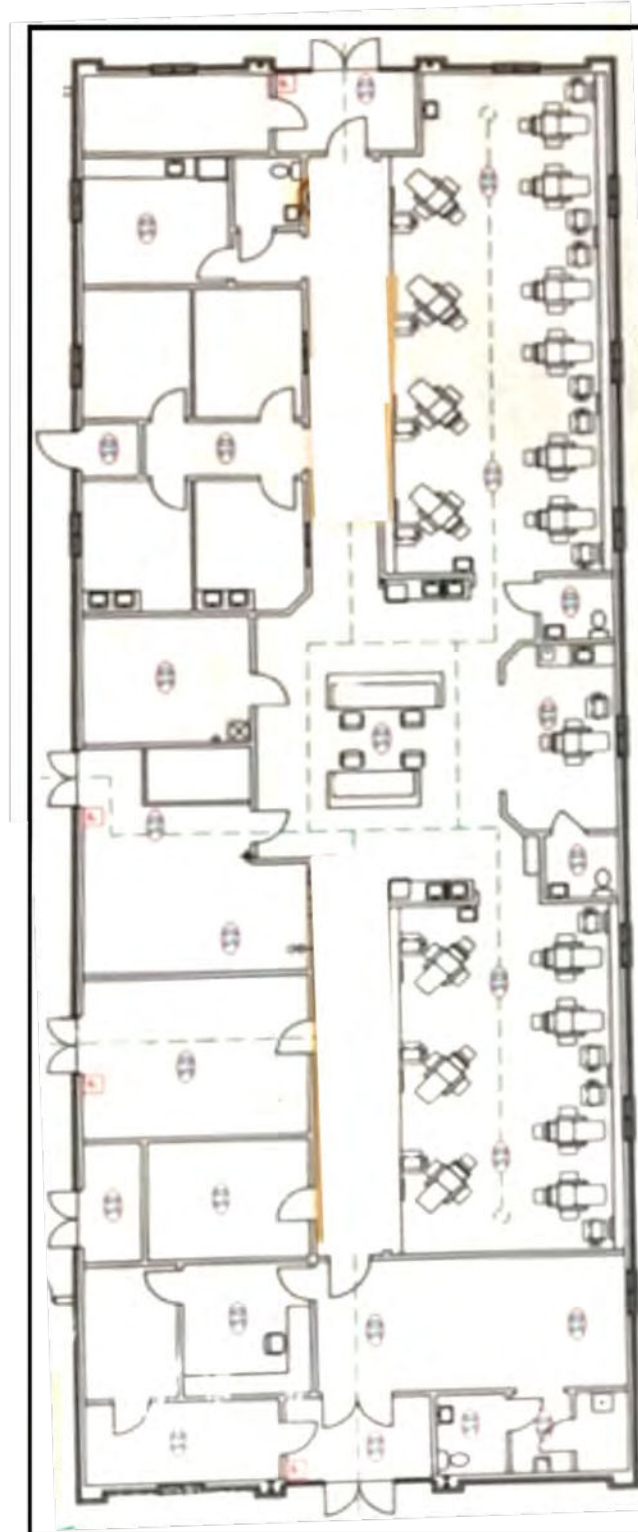
COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

SALE

INVESTMENT OPPORTUNITY MEDICAL OFFICE BUILDING

745 Pine Street, Macon, Bibb County, GA 31201

FLOOR PLAN



5

STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcworldwide.com

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

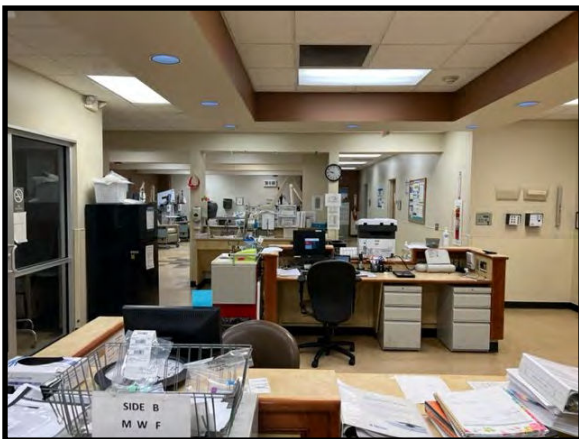
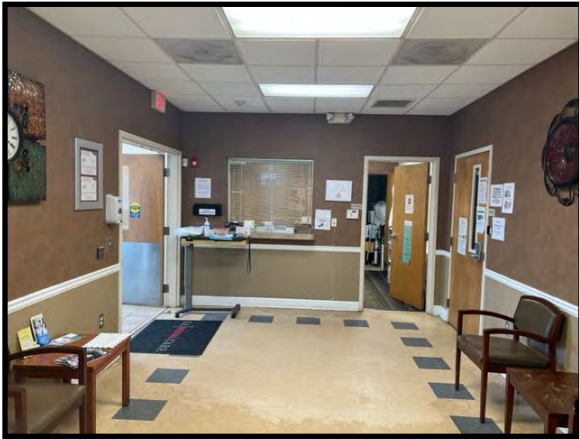
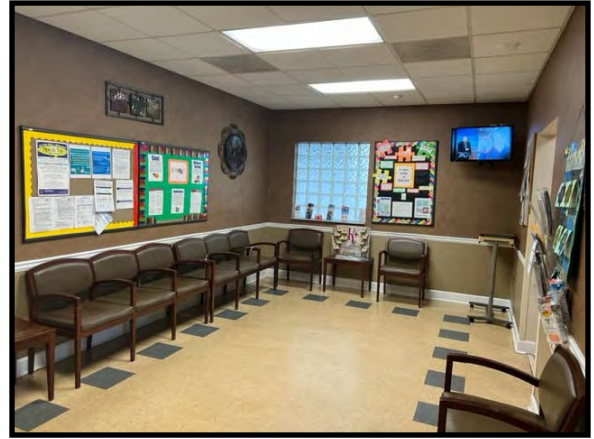


COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

SALE

INVESTMENT OPPORTUNITY MEDICAL OFFICE BUILDING

745 Pine Street, Macon, Bibb County, GA 31201



STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcworldwide.com

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



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

SALE

INVESTMENT OPPORTUNITY MEDICAL OFFICE BUILDING

745 Pine Street, Macon, Bibb County, GA 31201

AERIAL PARCEL MAP



STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcworldwide.com



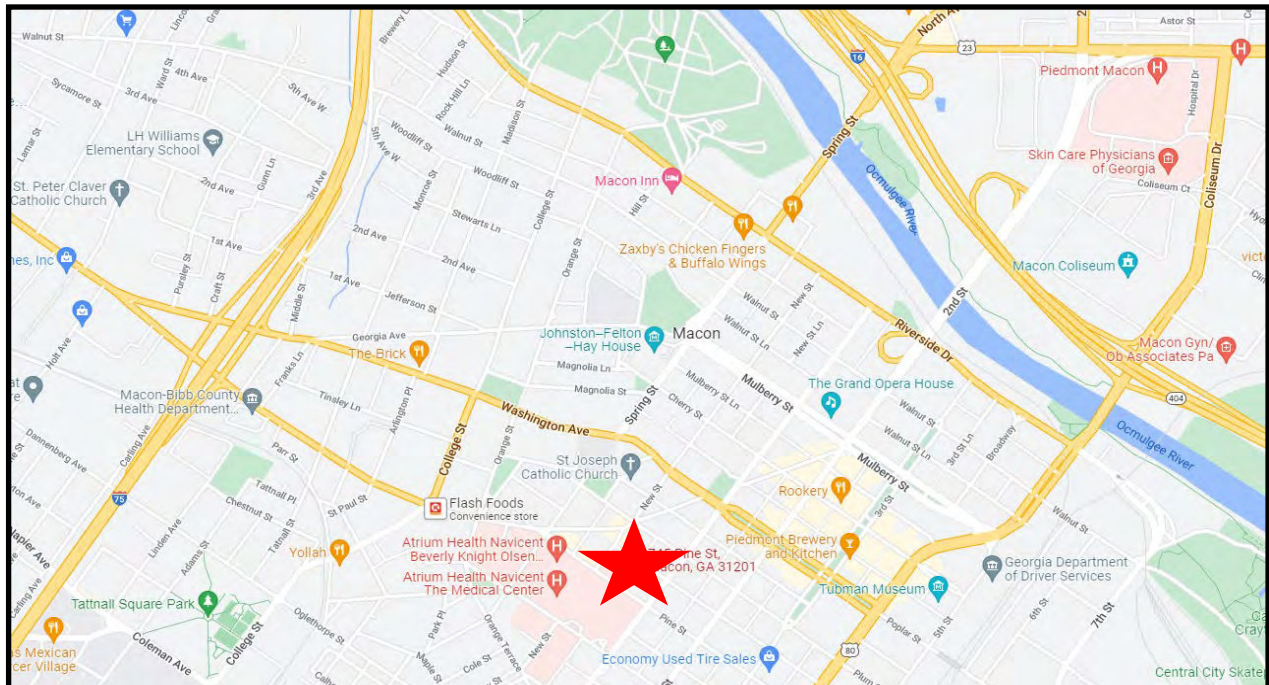
COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

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

SALE

INVESTMENT OPPORTUNITY MEDICAL OFFICE BUILDING

745 Pine Street, Macon, Bibb County, GA 31201



STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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