

SALE

INCOME PRODUCING PROFESSIONAL OFFICE BUILDING

158 Steven Drive - Macon, Bibb County, GA 31210



SALES PRICE: \$195,000

LOCATION OVERVIEW

- Subject property is located in West Macon blocks from Interstate 475
- 4 miles to Interstate 75
- Conveniently located near shopping, restaurants and financial institutions

PROPERTY OVERVIEW

- 2,000± SF Professional Office Building (See Floor Plan Page 3)
- Currently leased month-to-month @ \$1,600.00
- Building may be divided into two (2) Suites
- .64± Acre lot; expandable
- Built in 1991
- Central heat and air conditioning
- Zoned PDE (Planned Development Extraordinary)

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



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Created 5/10/23

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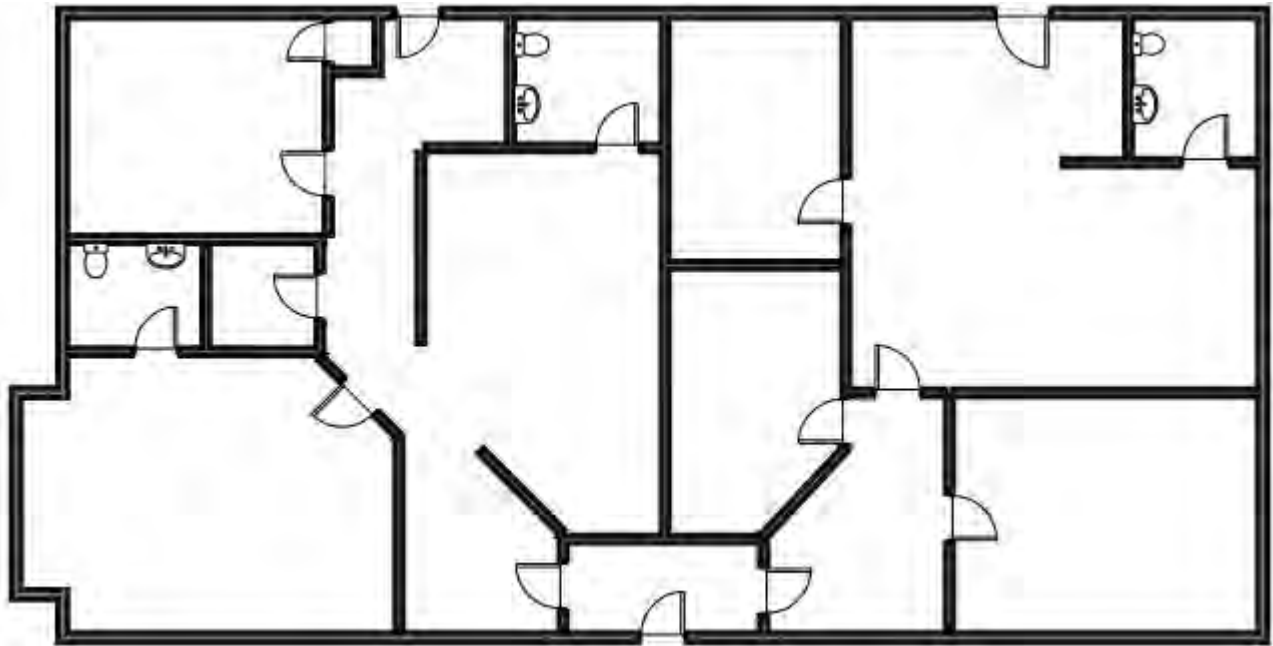
LOCATION:	<ul style="list-style-type: none">• Subject property located in West Macon off Mercer University Drive within blocks of Interstate 475• Neighbors consist of retail, office, motorcycle/power sports dealerships and used car sales
BUILDING INFORMATION:	<ul style="list-style-type: none">• 2,004± SF Professional Office Building<ul style="list-style-type: none">- Lobby/Reception area- Four (4) private offices- Conference room- Three (3) restrooms- Break room- Large storage room• May be divided into two (2) Suites
TENANT INFORMATION:	Currently leased month-to-month to Commercial Controls Group, Inc.
YEAR BUILT:	1991
SITE INFORMATION:	<ul style="list-style-type: none">• .64 Acre lot (100.0' X 280.03')• Level, road grade
FOUNDATION:	Reinforced 6" concrete slab
ROOF:	Frame shingled
WALLS:	<ul style="list-style-type: none">• Exterior: Brick with frame siding• Interior: Painted drywall
CEILING/LIGHTING:	Painted sheetrock ceilings with fluorescent fixtures
HVAC:	Central heat and air conditioning
PARKING:	Asphalt
UTILITIES:	All utilities serve the site.
ZONING:	PDE (Planned Development Extraordinary)
PROPERTY TAX:	\$2,707.50 (2022)
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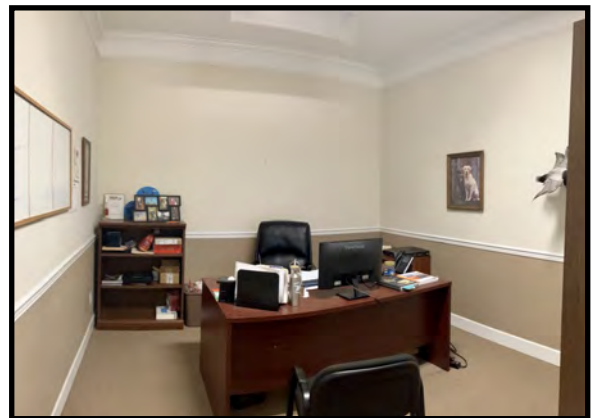
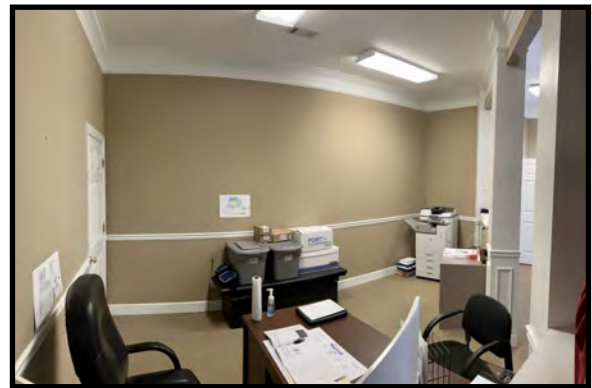
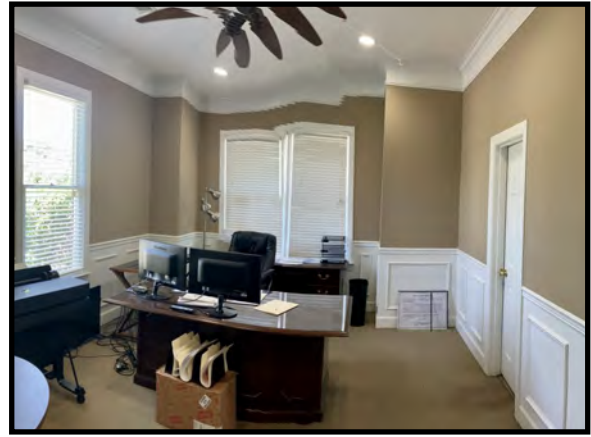
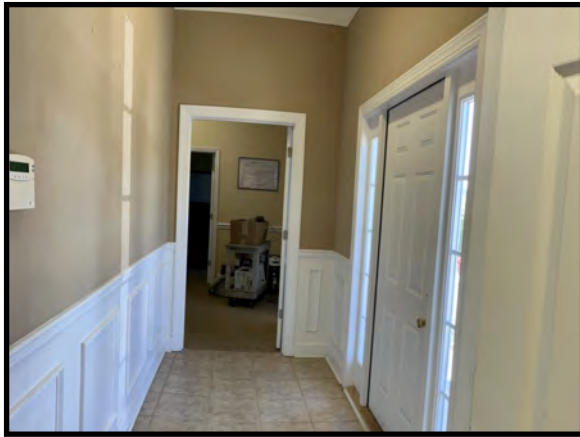
FLOOR PLAN



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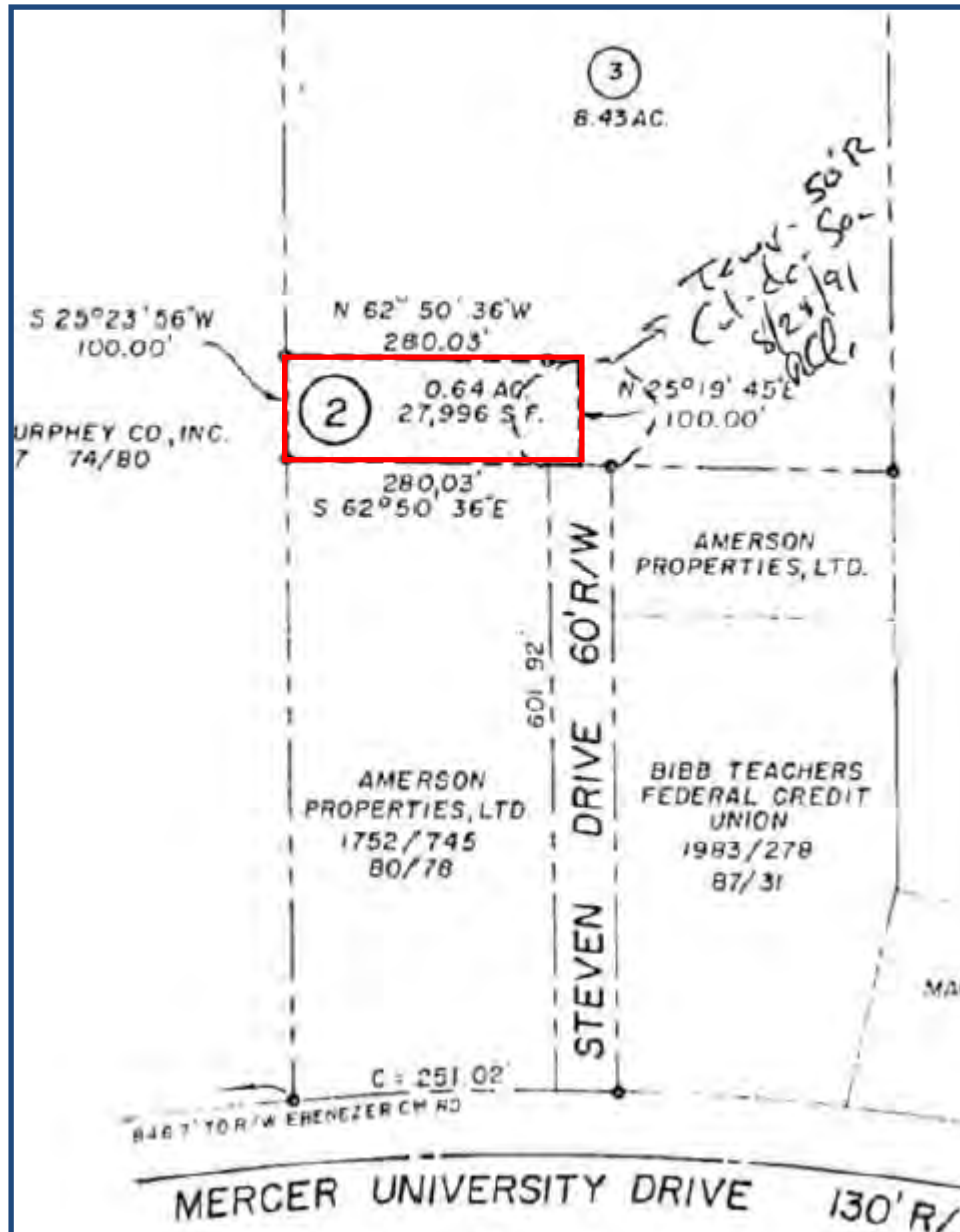


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PLAT



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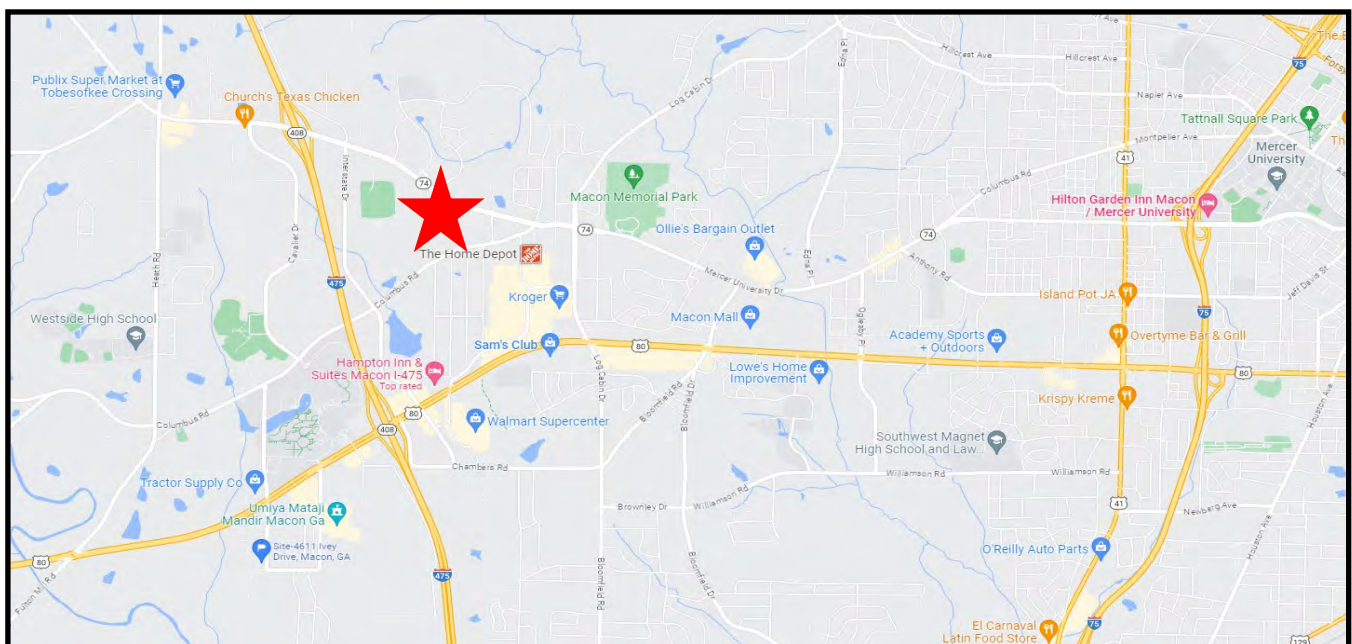
PARCEL TAX MAP



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DEMOGRAPHICS - BIBB COUNTY

