

# SALE OR LEASE

**AUTO GARAGE / VACANT LOT**  
**445 & 427 ARCH STREET - MACON, BIBB COUNTY, GA 31201**



**SALES PRICE: \$385,000**  
**LEASE RATE: \$2,600.00/MONTH, NNN**

## LOCATION OVERVIEW

- Located in the middle of Macon's central business district with frontage along Arch Street and Third Street Lane
- Across from Department of Family and Children Services
- Easy access to Interstate 75 and Interstate 16
- Convenient to downtown residential, shopping, banks and restaurants
- Zoned: CBD-2

## PROPERTY OVERVIEW

- 5,400± SF Auto Service Garage
  - 4,600± SF Auto Garage
    - Parts counter
    - Storage room
    - Open garage
    - One (1) drive-in door
  - 800± SF Office
    - Reception area
    - Two (2) private offices
    - Break room
    - One (1) restroom
- .56± Acres; fenced
- 49+ On-site parking spaces
- Built in 1960
- All public utilities serve the site
- 2023 Property Tax: \$4,685

**ARTHUR P BARRY III, SIOR**  
**478.731.8000 Cell**  
**abarry@cbcgeorgia.com**



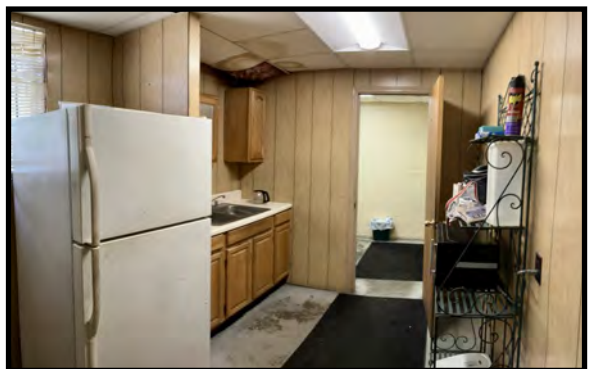
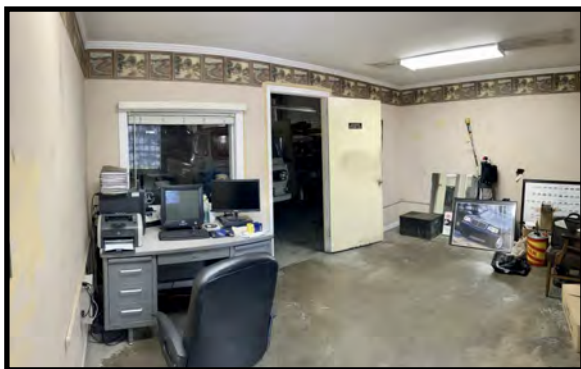
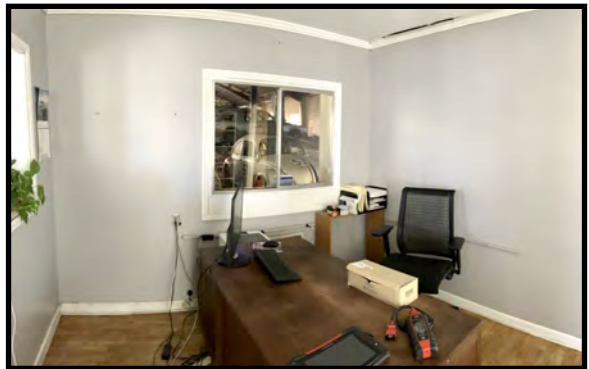
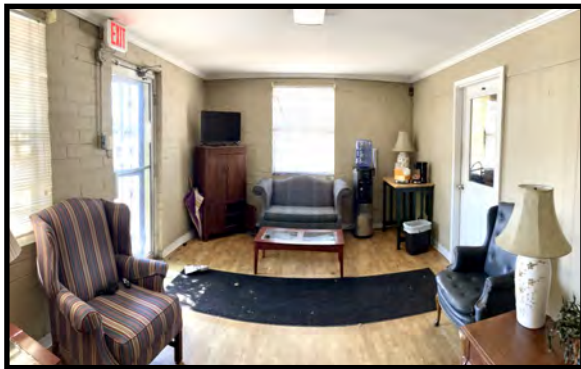
**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

**990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM**

Revised 6/11/24

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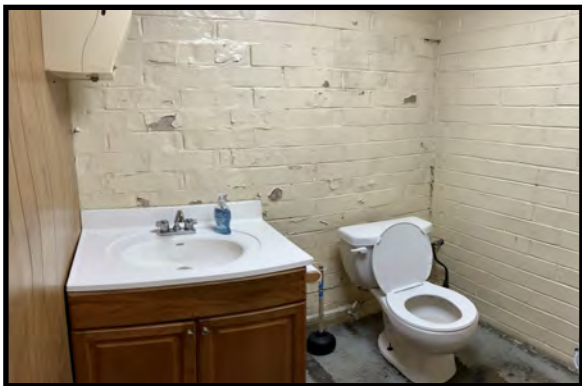
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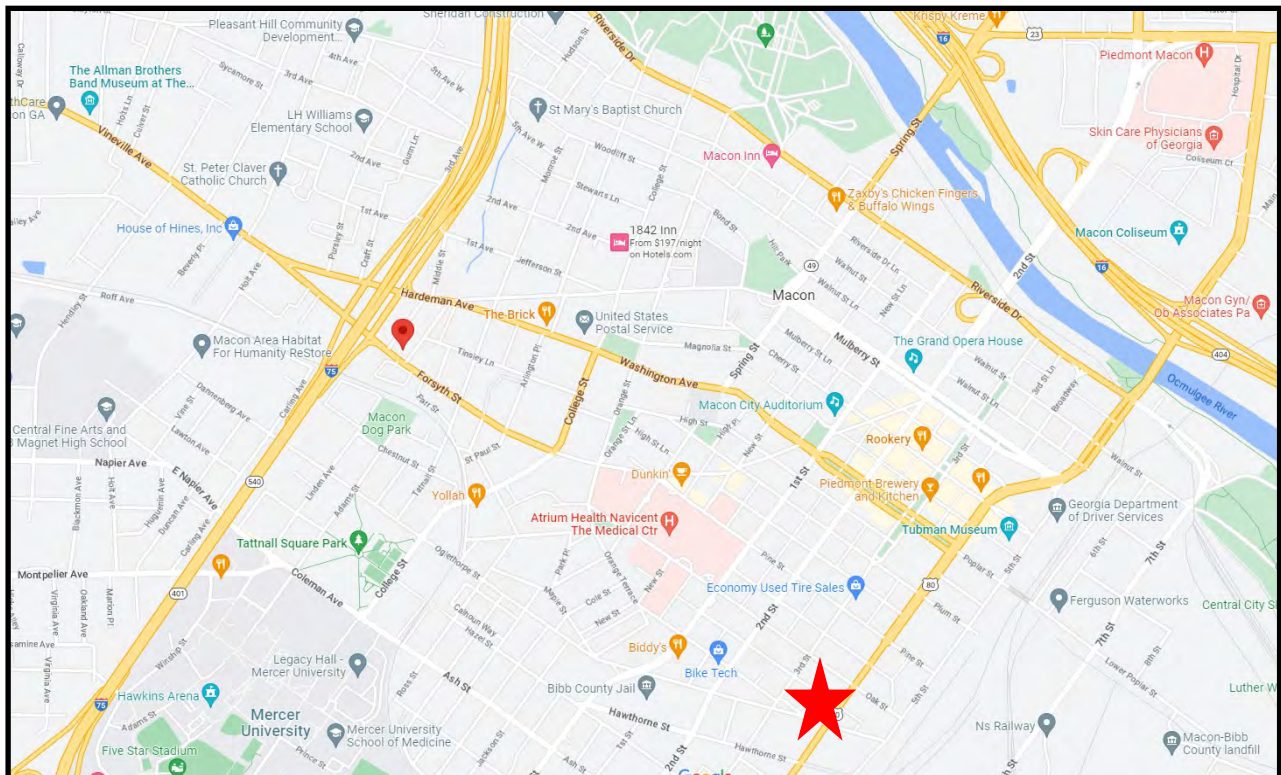
## PARCEL MAP





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## DEMOGRAPHICS - BIBB COUNTY

