

# FOR SALE OR LEASE



**EXCELLENT REDEVELOPMENT  
OPPORTUNITY**

**PRIME DOWNTOWN  
MACON LOCATION**

**ADJACENT TO  
TRUIST BANK OFFICE BUILDING  
AND BERT MAXWELL FURNITURE**

**FORMER CRAZY BULL  
NIGHTCLUB**

**22,694± SF  
TWO-STORY BUILDING**

**SALES PRICE: \$1,900,000**

**LEASE RATE:  
\$10,000/MONTH/SUITE "A"  
\$3,000/MONTH/SUITE "B"**

**473 SECOND STREET  
MACON, BIBB COUNTY, GEORGIA 31201**

STEPHANIE FOLSOM, CCIM  
EXCLUSIVE AGENT  
478.361.8259 CELL  
stephanie@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

990 RIVERSIDE DRIVE  
MACON, GA 31201  
478.746.8171  
CBCMACON.COM

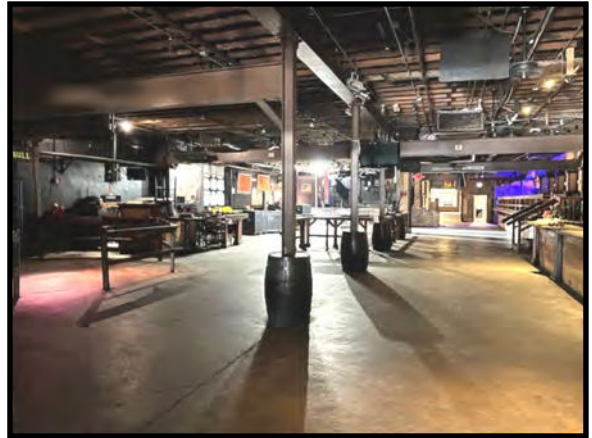
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**REDEVELOPMENT OPPORTUNITY / NIGHTCLUB**  
**473 Second Street - Downtown Macon, Georgia 31201**

<b>LOCATION:</b>	Downtown Macon across from Oliver's Corner Bistro, Ocmulgee Brew Pub and Bearfoot Tavern Bar & Grill
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 22,694± SF Two-Story Commercial Building           <ul style="list-style-type: none"> <li>- <b>Suite "A": 11,347± SF Main Level (Former Crazy Bull)</b> <ul style="list-style-type: none"> <li>- Bar 1: 56'±; four (4) terminals</li> <li>- Bar 2: Guitar shape; 3-compartment sink; one (1) terminal</li> <li>- Bar 3: Small bar in rear</li> <li>- Dance floor</li> <li>- Elevated stage</li> <li>- Six-booth seating area</li> <li>- One (1) private office</li> <li>- Storage room</li> <li>- Restaurant area in rear with bar, seating area and kitchen (grease trap, hood, hand sink and 9' x 14' walk-in cooler)</li> <li>- Men's restroom: eight (8) urinals, four (4) stalls and six (6) sinks</li> <li>- Women's restroom: twelve (12) stalls and six (6) sinks</li> </ul> </li> <li>- <b>11,347± SF Upper Level</b> <ul style="list-style-type: none"> <li>- Dance floor</li> <li>- Bar</li> <li>- VIP stadium seating with view of stage on main level</li> <li>- Large storage area</li> </ul> </li> <li>- <b>Suite "A": Lease Rate: \$10,000 Per Month</b></li> <li>- <b>Suite "B": Lower Level - Second Street Separate Entrance</b> <ul style="list-style-type: none"> <li>- Dance floor</li> <li>- Stage</li> <li>- Private room</li> <li>- Bar with cooler</li> <li>- Men's restroom: two (2) urinals and one (1) stall</li> <li>- Women's restroom: two (2) stalls</li> </ul> </li> <li>- <b>Suite "B": Lease Rate: \$3,000 Per Month</b></li> </ul> </li> <li>• Non-functional elevator</li> <li>• Outdoor space (Leased by Seller. Includes outdoor area and parking lot with hours of use 6PM - 6AM)</li> </ul>
<b>SITE INFORMATION:</b>	0.24± Acres
<b>YEAR BUILT:</b>	1960
<b>ROOF:</b>	13 years old
<b>HVAC:</b>	Eight (8) units
<b>FIRE PROTECTION:</b>	Fully sprinklered
<b>UTILITIES:</b>	All public utilities
<b>ZONING:</b>	CBD-1
<b>PROPERTY TAXES:</b>	\$10,059.56 (2023)
<b>SALES PRICE:</b>	<b>\$1,900,000</b>



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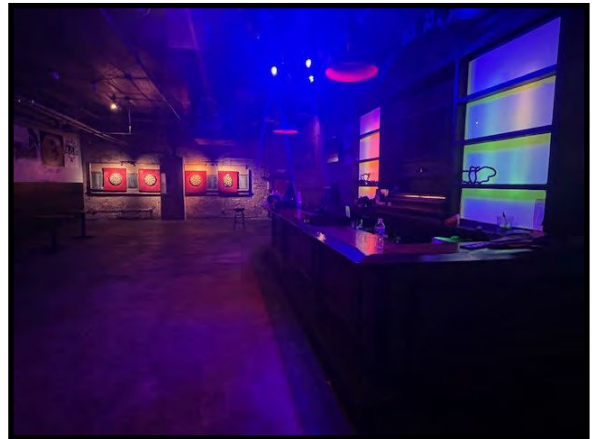
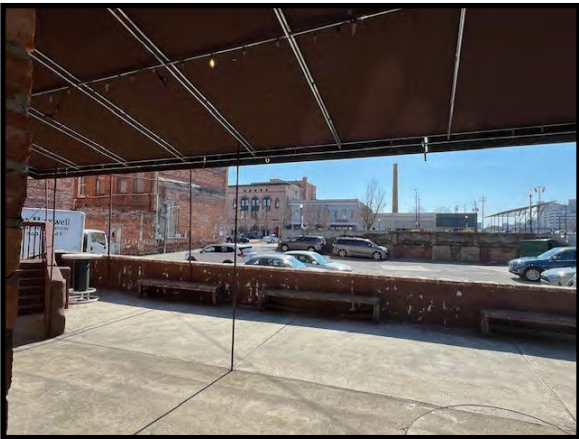
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**2ND FLOOR**



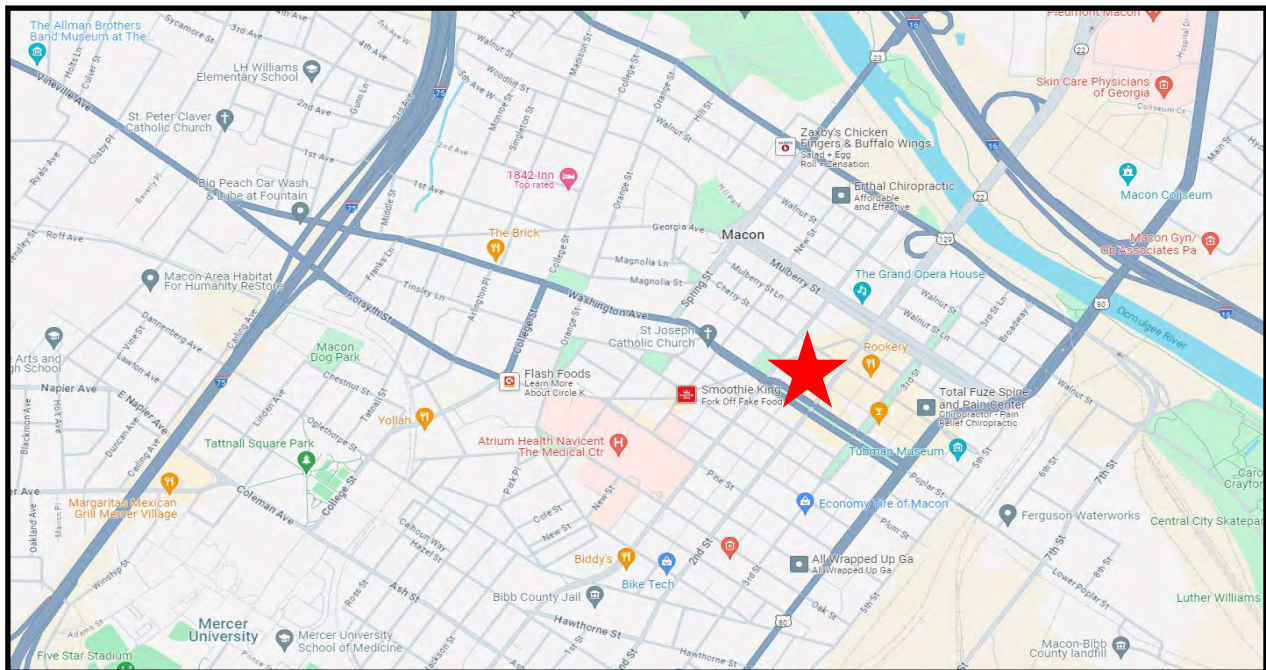
**"SUITE B" LOWER LEVEL**



**"SUITE B" LOWER LEVEL**



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## DEMOGRAPHICS - BIBB COUNTY

