

"MOTIVATED SELLER"

OFFICE BUILDING / INVESTMENT OPPORTUNITY



**1235 WALNUT STREET
MACON-BIBB COUNTY, GEORGIA 31201**

**DEIDRA STEWART
EXCLUSIVE AGENT**

478.508.2652 CELL
deidra@cbcgeorgia.com
cbcmacon.com

990 Riverside Drive
Macon, GA 31201
478.746.8171 OFFICE

REDUCED SALES PRICE:

~~-\$210,000~~ \$190,000



**COLDWELL BANKER
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EBERHARDT & BARRY

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Revised 4/15/26



PROPERTY OVERVIEW

Property Overview - Downtown Macon Office

- Building Size: 1,989± SF
- Lot Size: 0.16 Acres
- Year Built: 1986
- Ceiling Height: 9 feet
- Hardwood floors

Tenancy & Income:

- Two (2) tenants currently occupying separate units
- Month-to-month leases provide flexibility
- Total rental income: \$2,400 / month

Floor Plan Features:

- Four (4) private offices
- Conference room / break room
- Full kitchen
- One (1) restroom with shower
- Two (2) additional half baths

Parking & Accessibility:

- Non-metered street parking available
- Public transportation nearby

Ideal Use:

- Suitable for professional office users including law firms, accounting practices, consulting firms and medical offices

LOCATION HIGHLIGHTS

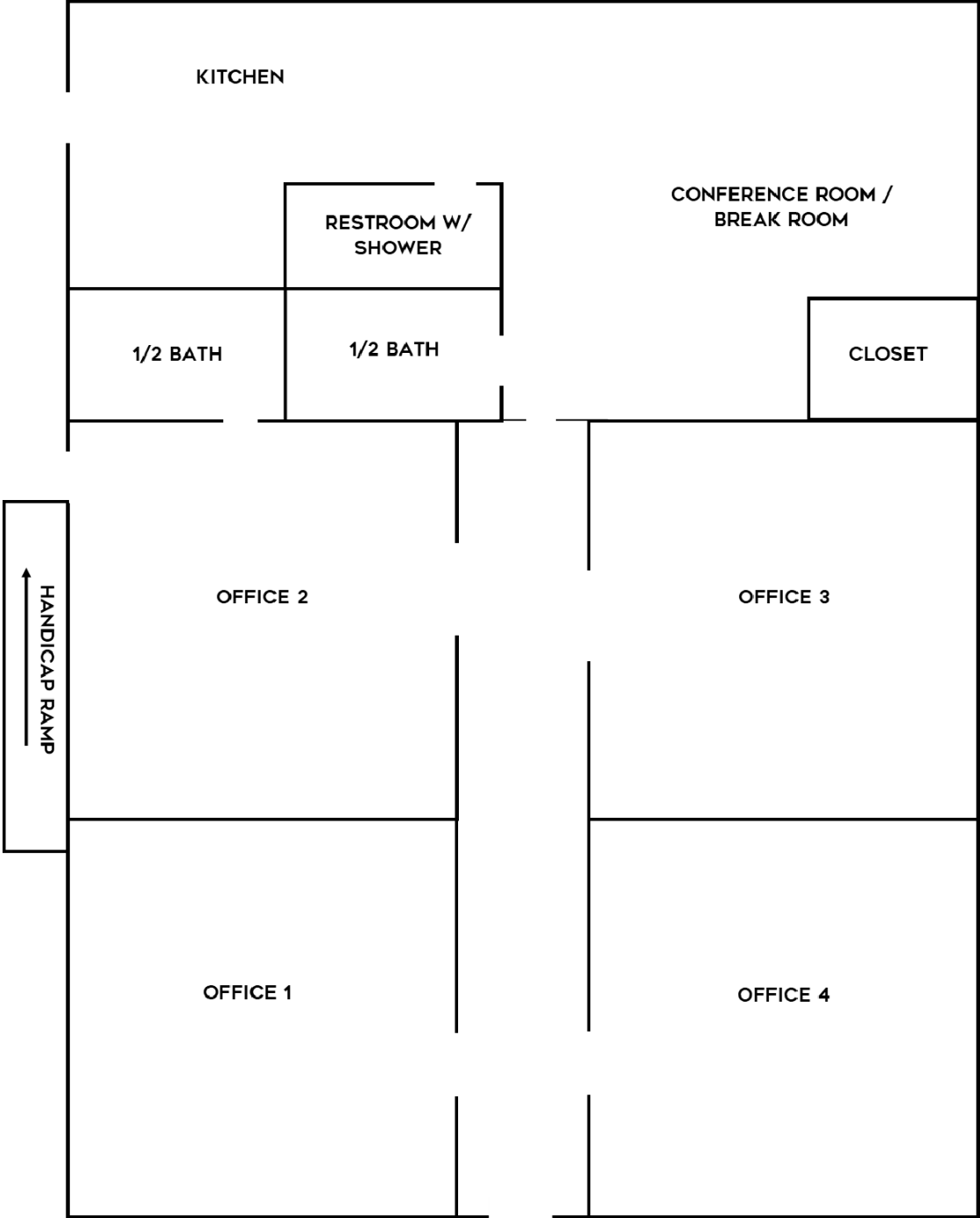
- Downtown Macon located near the signalized intersection of Walnut Street & College Street (one block from Riverside Drive)
- Mercer University less than one mile serving 9,160± students
- Piedmont Hospital less than one mile away with 1,430± employees
- Atrium Health Navicent Hospital blocks away with 4,600± employees and 700± physicians
- Close proximity to Bibb & Federal Courthouses, government offices, financial institutions, restaurants, shopping, and entertainment
- Excellent regional access to Interstate 75 and Interstate 16
- Public transportation served location
- Zoned HPD - Historic Plan Development district

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DEMOGRAPHICS - BIBB COUNTY

