SALE OR LEASE

OFFICE BUILDING
250 HOLT AVENUE
MACON-BIBB COUNTY, GEORGIA 31201



SALES PRICE: $229,000

LEASE RATE: $2,500.00/MONTH

LOCATION OVERVIEW

- Central Macon location just off Vineville Avenue, a major commercial corridor providing direct access to Downtown Macon
- Minutes from Interstate 75 via the nearby Forsyth Street / Hardeman Avenue interchange with convenient access to Interstate 16, Downtown Macon, Atlanta and the greater Middle Georgia Region
- Excellent connectivity to Macon's major business and commercial corridors
- Wide variety of restaurants, retail, banks, and every-day business services nearby
- Zoned M-1, Light Industrial

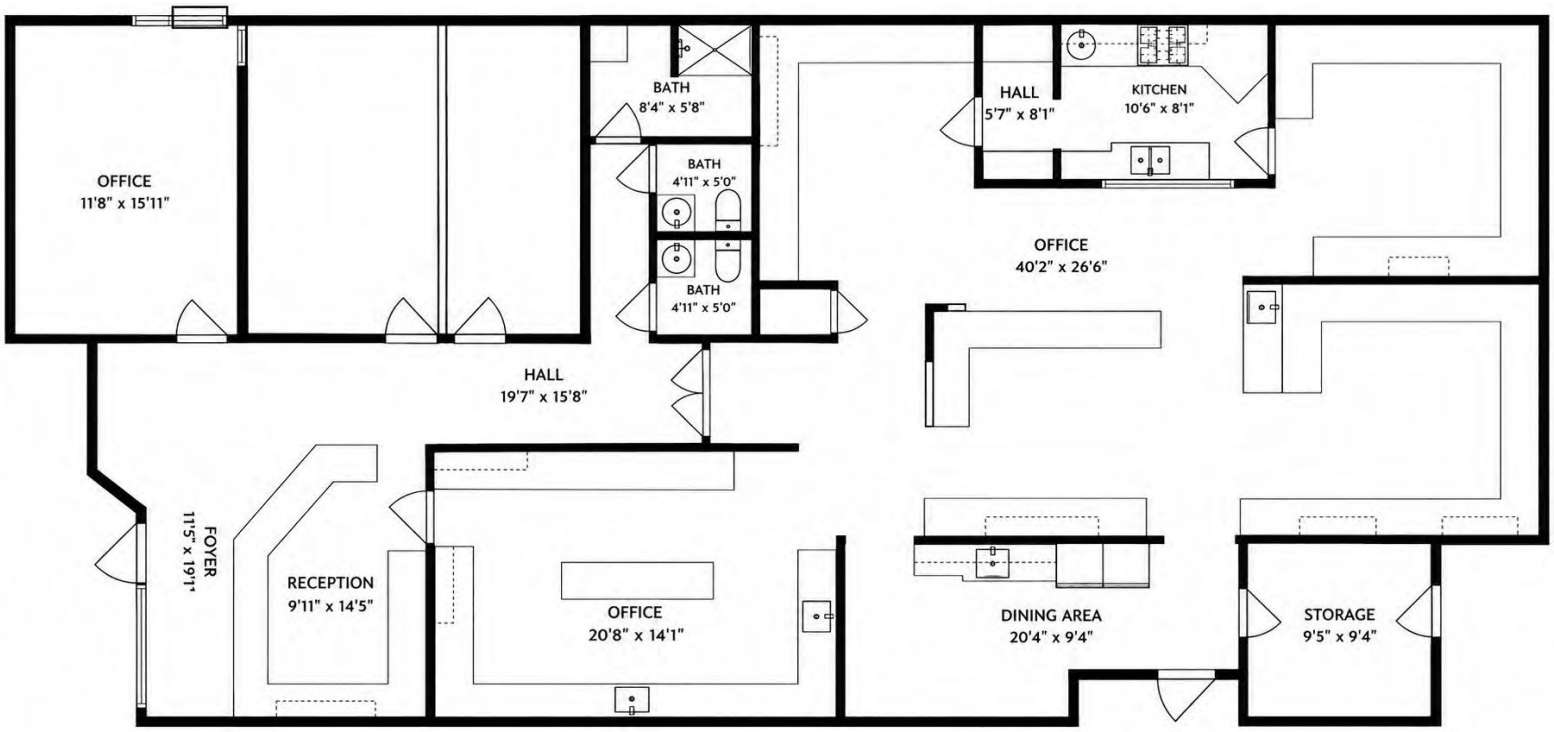
PROPERTY OVERVIEW

- **2,462± SF Office Building**
  - Reception / lobby
  - Four private offices
  - Large open work area
  - Conference room
  - Breakroom
  - Kitchen
  - Storage room
  - Three restrooms, including one with shower
- Lot Size: 0.41± Acres
- Former Dental Laboratory
- Year Built: 1980
- New TPO roof installed October 2026
- Paved parking for 25± vehicles
- Central HVAC
- Potential uses include dental laboratory, medical device fabrication, dental CAD/CAM and 3D printing operations, business training center or light assembly with administrative offices

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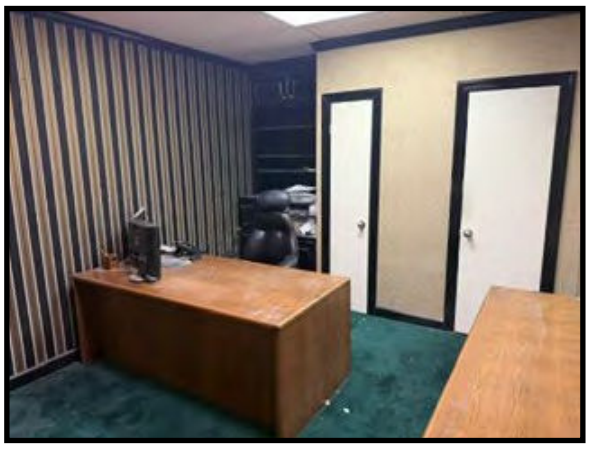
COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY

FLOOR PLAN



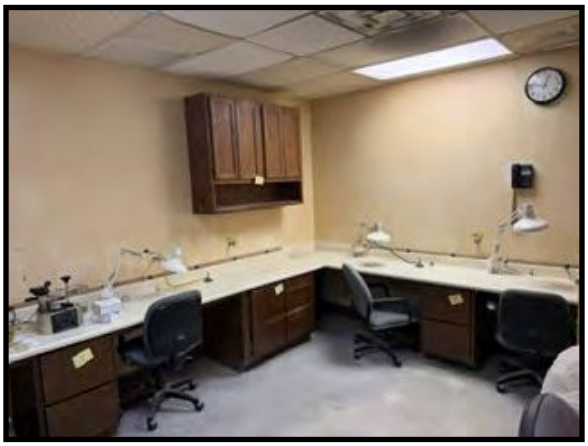
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PARCEL MAP



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AERIAL MAP



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