

Downtown Investment/Development Opportunity

308, 314 & 318 Second Street

Macon, Georgia 31201



Location: Located in Downtown Macon near the intersection of Mulberry and Second Streets.

Est. Taxes: \$1,550 **Est. Insurance:** \$650

Building Description: Improvements consist of a 2 story block/masonry building with approximately 5,100 sf. The upstairs is unfinished and accessed from Second Street stairs. There are two retail spaces (314 & 318 Second Street) totaling approximately 2,500 sf on the ground floor. The 318 Second St. is currently leased to a Barber Shop for 3 years at an average rental of \$645/month. The 308 Second Street upstairs space is leased for \$150/month short term.

Built: 1920

Roof: Good condition

Zoning: CBD

Parking: On street parking plus 3-4 spaces in rear

Utilities: All utilities available

Traffic Count: 11,000 vpd

Lot Size: .11 acres (approximately 50X90)

Nearby businesses include: Bibb County Courthouse, Between the Bread Café, Fickling & Company Building, and the Grand Opera House.

Sale Price: \$179,500

Contact:

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Commercial Division
577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
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www.fickling.com

See detailed property information at www.fickling.com

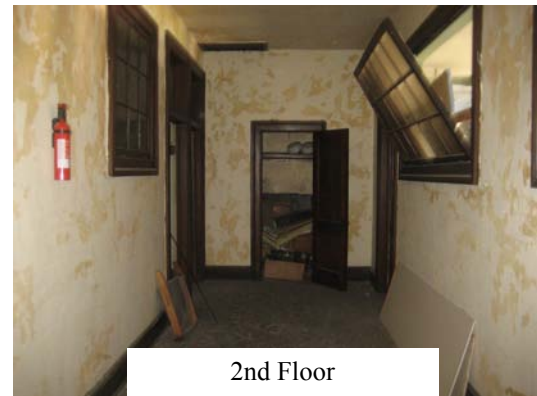
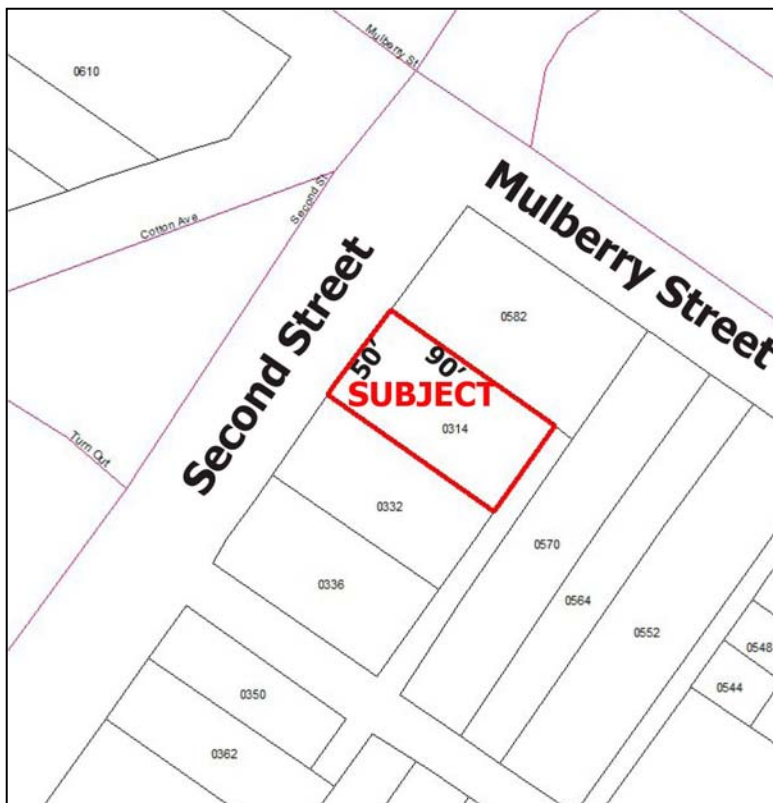
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Skylight on 2nd Floor



First Floor



2nd Floor



Stairway to 2nd Floor



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