

Office Building For Sale or Lease

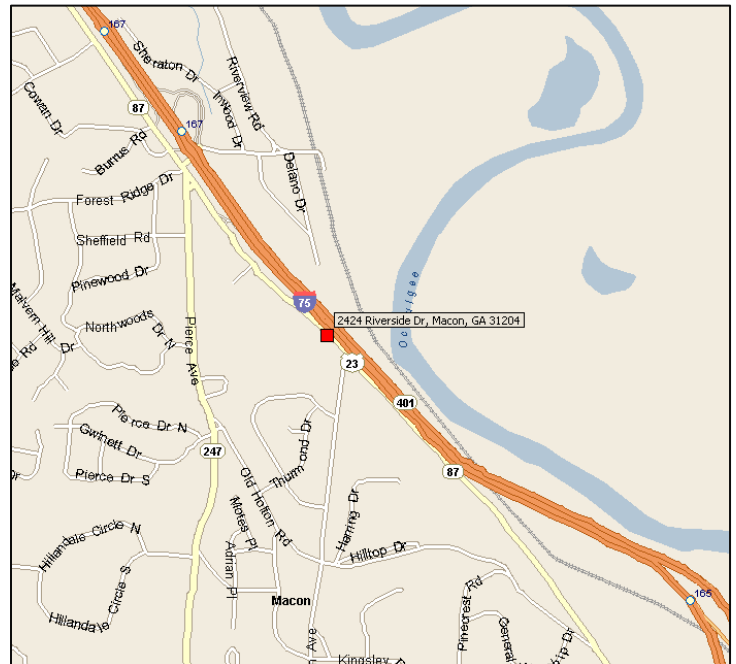
2424 Riverside Drive
Macon, Georgia 31204



Sale Price: \$275,000

**Lease Price: \$2,200/month
modified gross**

- **Location:** Located on Riverside Drive near I-75/Pierce Ave Exit. Easy access to downtown Macon and North Macon. I-75 exposure.
- **Est. Taxes:** \$2,850 **Est. Insurance:** \$900
- **Building Size:** 3,197 sf available which includes a 12' X 27' downstairs office that owner will lease back. Owner will improve for qualified tenant.
- **Built:** 1978
- **Roof:** 5 years old
- **Zoning:** Commercial
- **Parking:** Ample on-site parking
- **Utilities:** All utilities available
- **Traffic Count:** 12,160 vpd and 67,000 vpd on I-75
- **Lot Size:** .60 acres with 82' frontage on Riverside Dr.
- **Two HVAC units:** Front unit is gas heat/electrical air conditioning. Rear unit is heat pump.
- **Nearby businesses include:** Babies Can't Wait, Riverside Inn, J. Franklin Auto Sales, and BB&T Bank
- **Improvements:** Reception area, 8 private offices, large sales area, conference room and 3 restrooms.



Contact:
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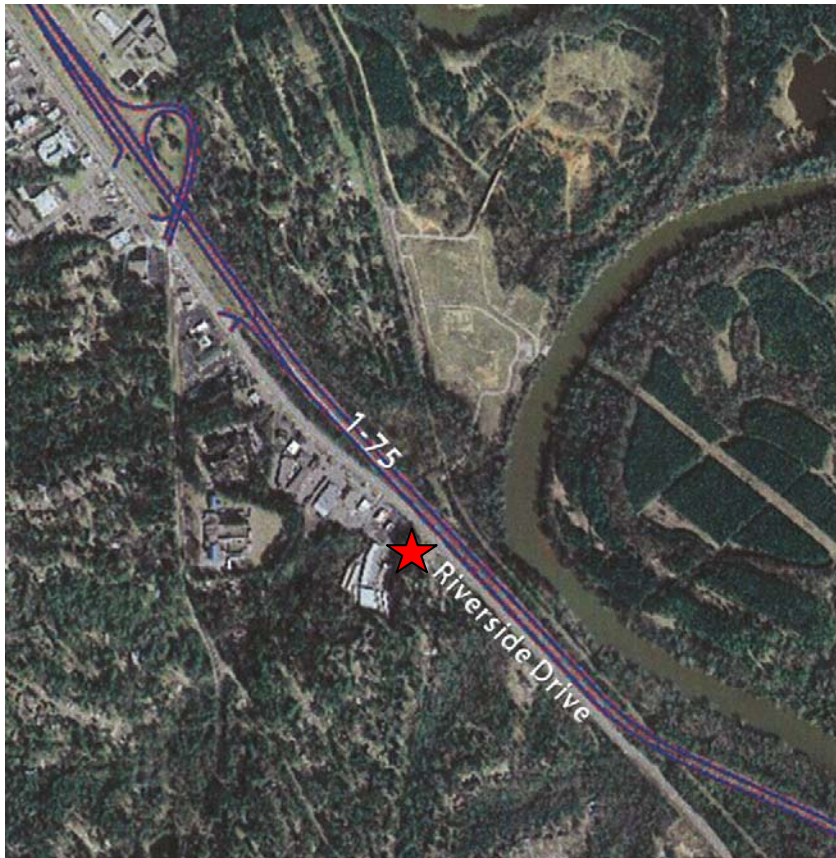
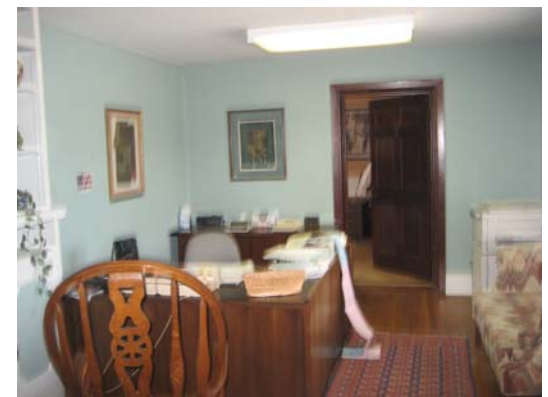
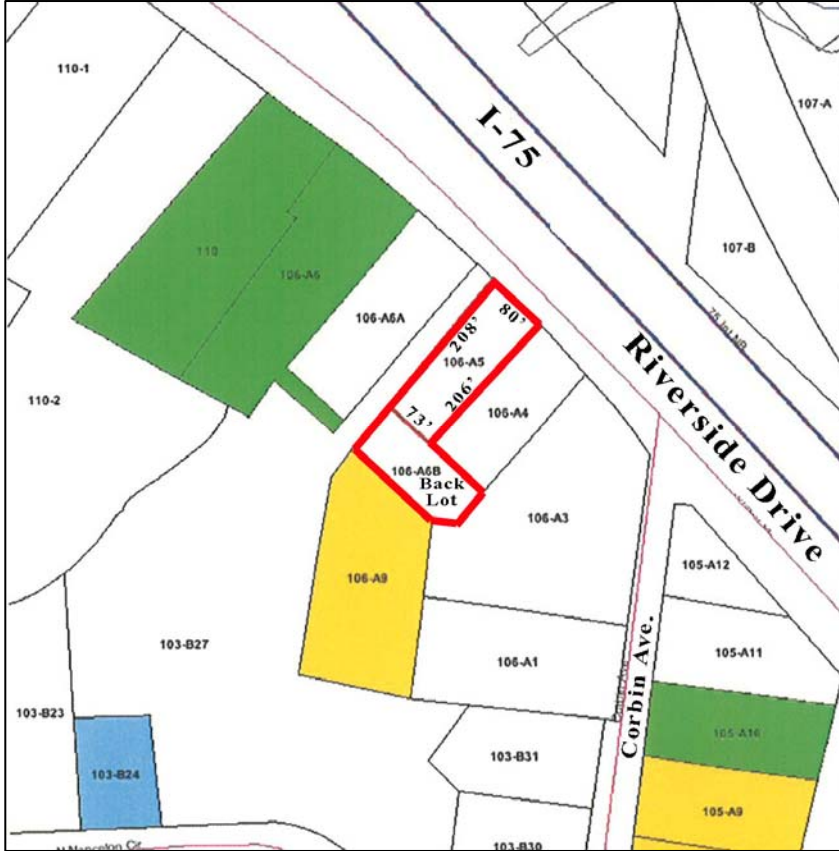
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