

Investment or Daycare Opportunity

4401 Elkan Avenue
Macon, Georgia



Property Description:

Former residence currently operating as a group child care center. Approved for 17 children.

Location:

Located in Bloomfield neighborhood off Rocky Creek Road at the intersection of Elkan Ave. and Holland Dr. Corner lot.

Size:

1,680 sf

Year Built:

1951

Zoned:

R - 1A

Site Size:

.27 acres

Taxes:

\$1,400

Insurance: \$500

Other:

Currently leased on a 30 day notice basis For \$965/month modified gross

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 6,855 | 29,058 | 73,967 |
| Median Age | 31.0 | 32.9 | 34.2 |
| Average HH Income | \$40,062 | \$43,807 | \$44,043 |



Sale Price: \$75,000

Lease Price: \$1,200/month

Modified Gross

Contact:

Larry Crumbley, CCIM, CPM, SIOR, CRE

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Email: lcrumbley@fickling.com

For detailed property information see www.lcrumbley.com

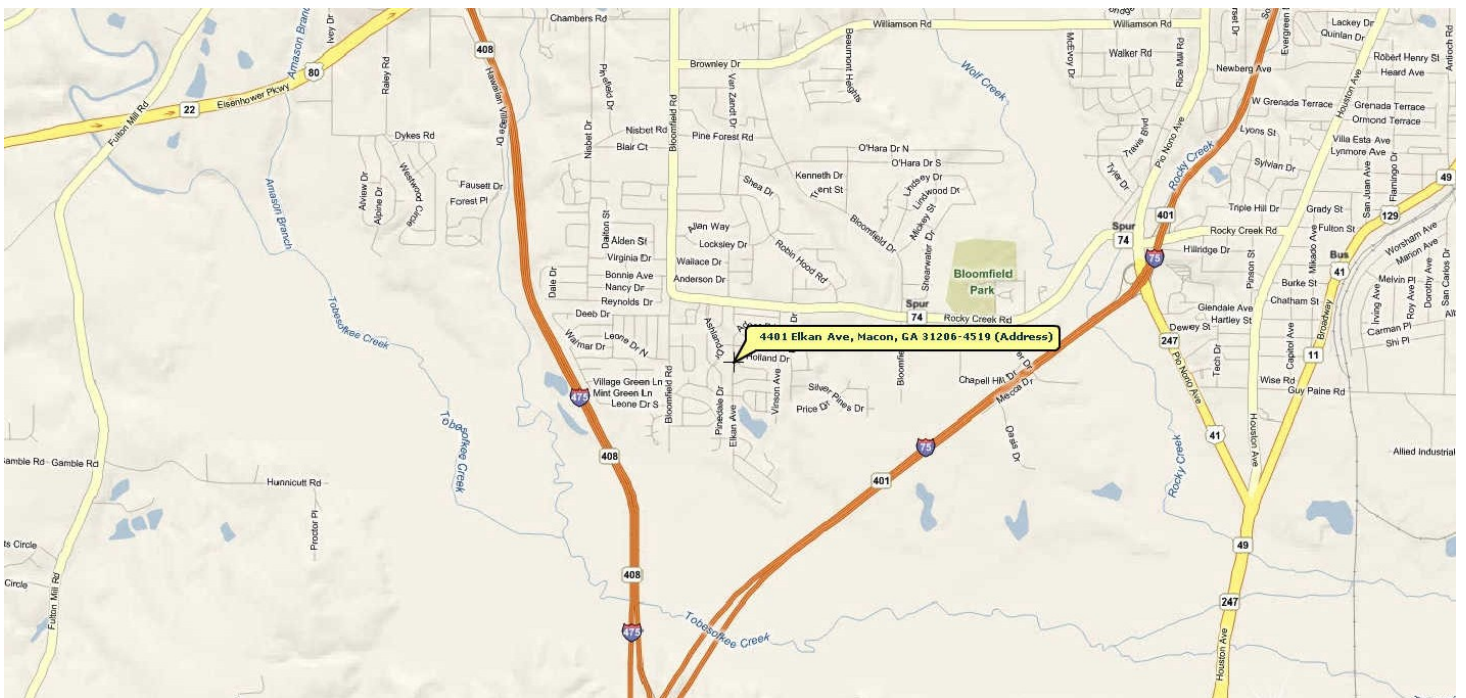
Commercial Division

577 Mulberry Street
P.O. Box 310
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