

**SELLER
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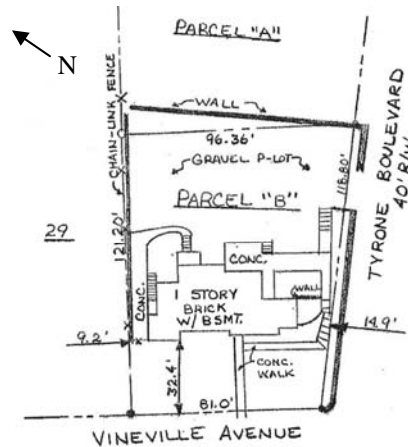
Office Building For Sale

3405 Vineville Ave.

Macon, Georgia 31204



- Currently leased for \$1,200 per month
- Located at the corner of Tyrone Blvd. & Vineville Ave.
- 2,600 sf brick building with 1,600 sf on Vineville level and 1,000 sf downstairs
- Acres: .24
- Dry storage available
- Traffic Count: 16,520
- Zoned R-3
- Built in 1950
- 12 parking spaces in the rear and up to 4 in the front
- Estimated taxes: \$1935
- Estimated Insurance: \$610



Price: \$144,900

Contact:

Larry Crumbley, CCIM, CPM, SIOR, CRE

Phone: 478-746-9421 Cell: 478-737-3381

Or

Rae Storey - 478-461-5555

For detailed property information see www.lcrumbley.com

Commercial Division

577 Mulberry Street
P.O. Box 310

Macon, GA 31202

(478) 746-9421

(478) 742-2015 FAX



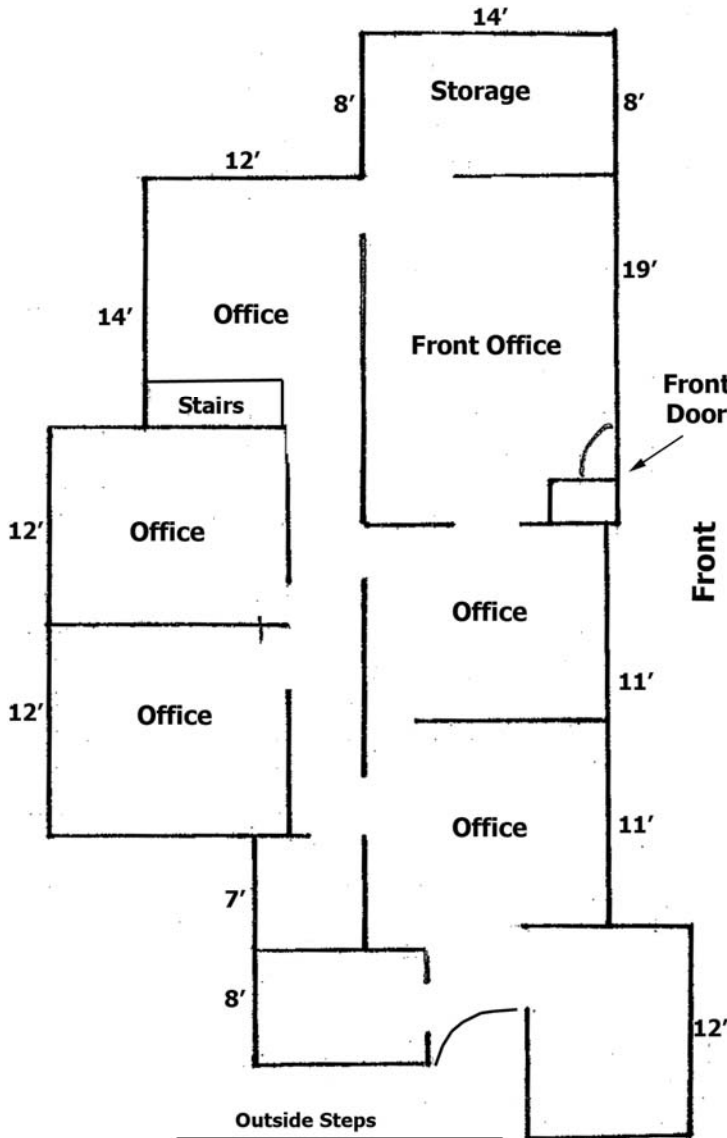
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www.fickling.com

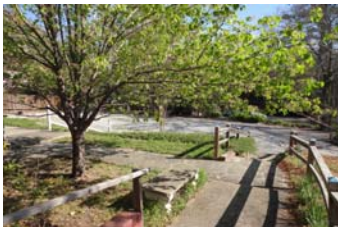
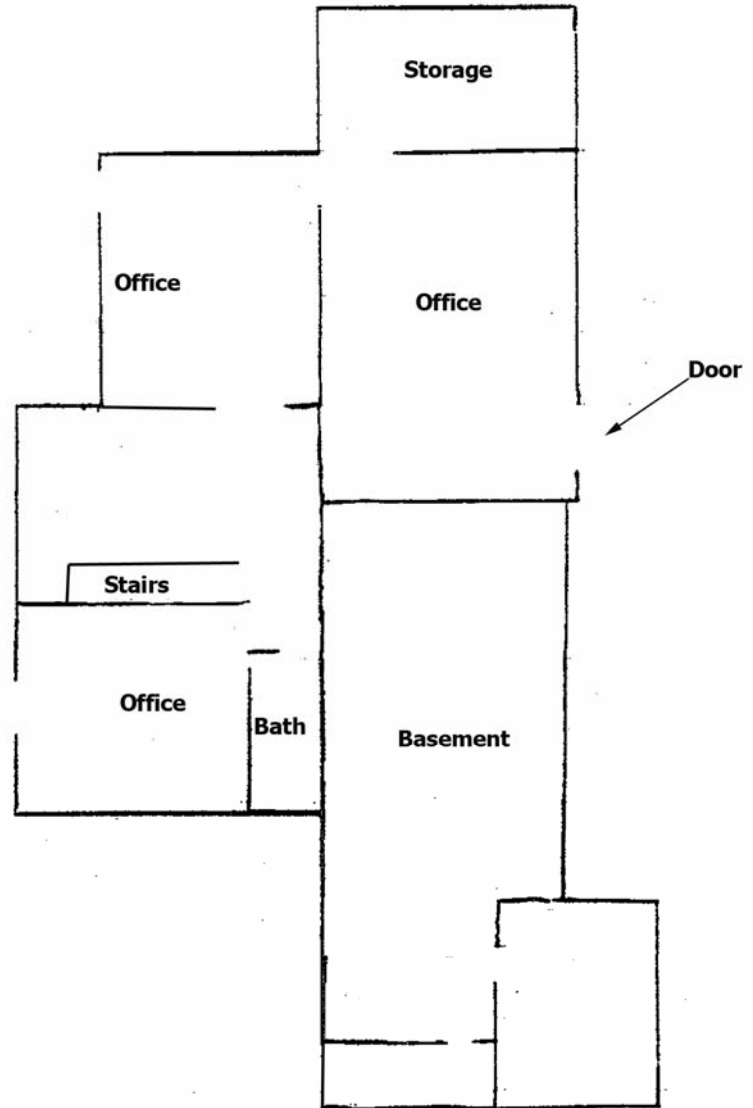
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3405 Vineville Ave. · Macon · Georgia · 31201

Upstairs - Approximately
1,600 sf



Downstairs - Approximately
1,000 sf



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