

Apartment/Loft Potential

Commercial Division
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Professional Office Building For Sale 2245 Vineville Ave · Macon, GA

**Bank
Owned**



- Building Size:** 3,468 sf office
1,296 sf garage (4 doors)
- Lot Size:** 0.25 acres
- Built:** 1912
- Frontage:** 50' on Vineville, 266' on Holts Lane
- Parking:** 9 paved spaces
- Zoning:** Historical Residential 3 District
- Utilities:** All utilities available

~~**Sale Price: \$199,000**~~

REDUCED: \$119,000

- Property Taxes:** \$3,388
- Traffic:** 21,000+ vehicles per day on Vineville Avenue

Notes: Former law office. 2-story conversion remodeled into office space in 1980. Can be utilized by single tenant or divided into separate office spaces. There are 3 separate exterior entrances and 2 common areas. Ideal for office or multi-family. Security system in place.

Contact Trip Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421
trip@fickling.com or patty@fickling.com
See detailed property information at www.Fickling.com

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