

NORTH MACON OFFICE BUILDING FOR SALE

117 Preston Court | Macon, GA

Bank

LOT SIZE: 1.98 acres

BUILDINGS: ±8,397 sf office (see floorplan)
±576 sf garage/shop area
±514 sf garage/shop area
2 restrooms

PARKING: 40 designated spaces (fenced in area could be used for storage or 25 extra parking spaces)

ZONING: PDE

UTILITIES: All utilities available to site

CONSTRUCTION: Decorative concrete block with stone accents

BUILT: 2001

2013 PROPERTY TAXES: \$13,510

NOTES:

This property is located in North Macon, one mile north of I-75. Neighbors include Shoppes at River Crossing, Bass Pro Shop, and many other retail businesses, offices and restaurants.

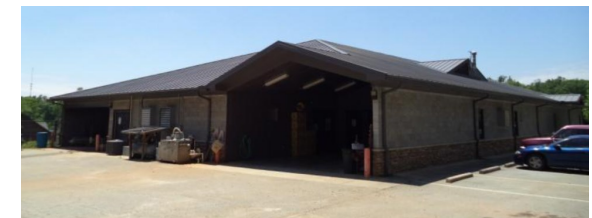
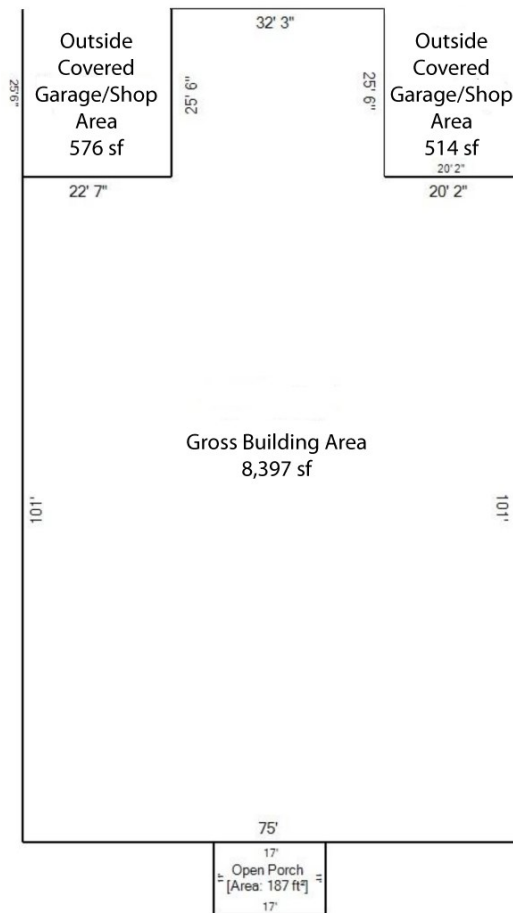
~~**Sale Price: \$500,000**~~

Reduced Price: \$450,000

Commercial Division

577 Mulberry Street
P.O. Box 310
Macon, GA 31202
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For information, contact:

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See detailed property information at www.Fickling.com

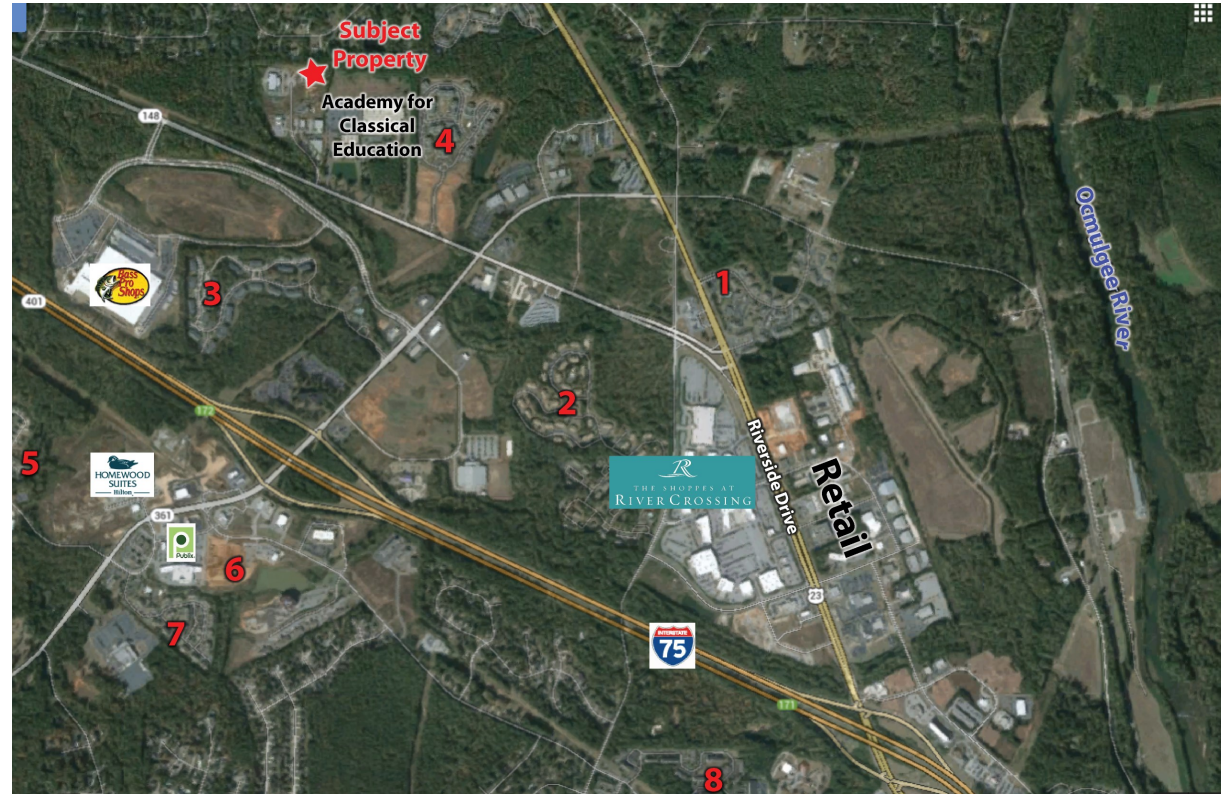
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A Full Service Real Estate Company

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- | | | |
|--|---|---|
| 1. Adrian on Riverside
224 units | 3. Lullwater at
316 units | 6. Lofts at Bass
54 units—Under Construction |
| 2. Falls at Spring Creek
296 units | 4. Wembly at Overlook
238 units | 7. Bristol Park
160 units |
| AND
Legacy at River Crossing
200 units | 5. Providence Subdivision
Approx. 625 residences
(newest North Macon community) | 8. Manchester at Wesleyan
328 units |

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