

Office Building For Sale

567 Arlington Place

Macon, GA 31201

 **FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com



Building Size: 5,100 SF (1st Story - 2,550 SF; 2nd Story - 2,550 SF)

Lot Size: Office building lot: .859 AC

Lot 4A: .27 AC

Lot 4B: .24 AC

Zoning: HR-3

Utilities: All available

Year built: 1880 (renovated in last 10 years)

Parking: 15 paved parking places with 60 additional spaces using the 2 vacant lots.

Location: Property is located on Arlington Place, with excellent access to I-75 and the Downtown Macon area.

Description: Historic office building (former 2-story residential home) with 2 vacant lots adjacent to property which are used for parking. Zoning allows for single or two-family residential, office use, or service-oriented use with conditional use.

Notes: Office building is a large, good quality former single-family residential dwelling that has been converted for professional office use. First floor contains 4 large offices, 3 small offices, 1 record room, reception area, 2 restrooms, and a break room. Second floor contains 3 large offices and 1 restroom. Offices have 12' ceilings with nice trim moldings and fireplaces in large offices. Building has front & back stairway, burglar alarm, and fire alarm. Building has central heat (gas & water heaters), and electric air conditioning systems, one per floor.

Sale Price: \$242,000

**FOR MORE
INFORMATION
CONTACT**

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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Photos



Building Exterior



Reception Area



Downstairs Office



Upstairs Office



Break Room



Paved Parking

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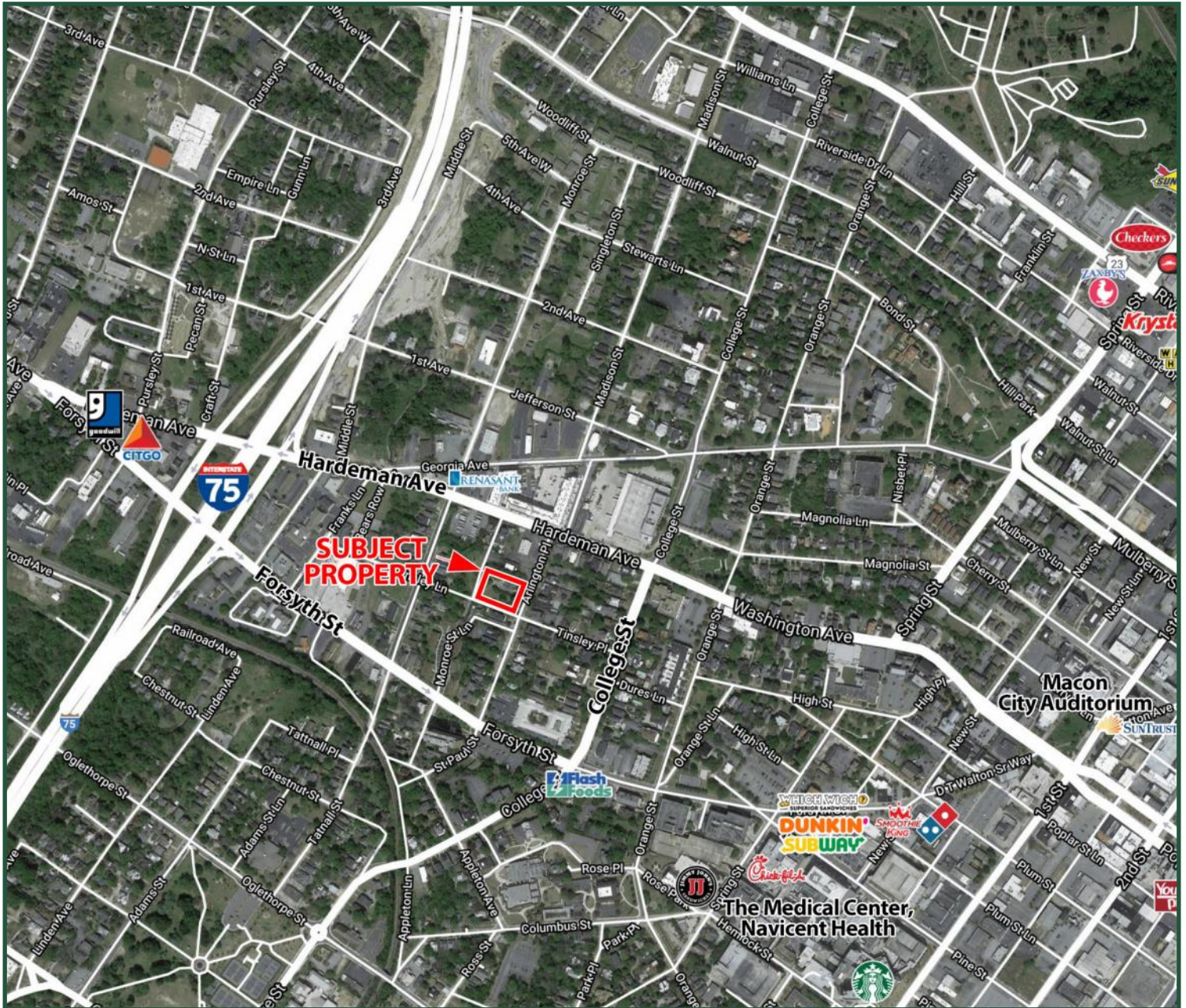
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Aerial



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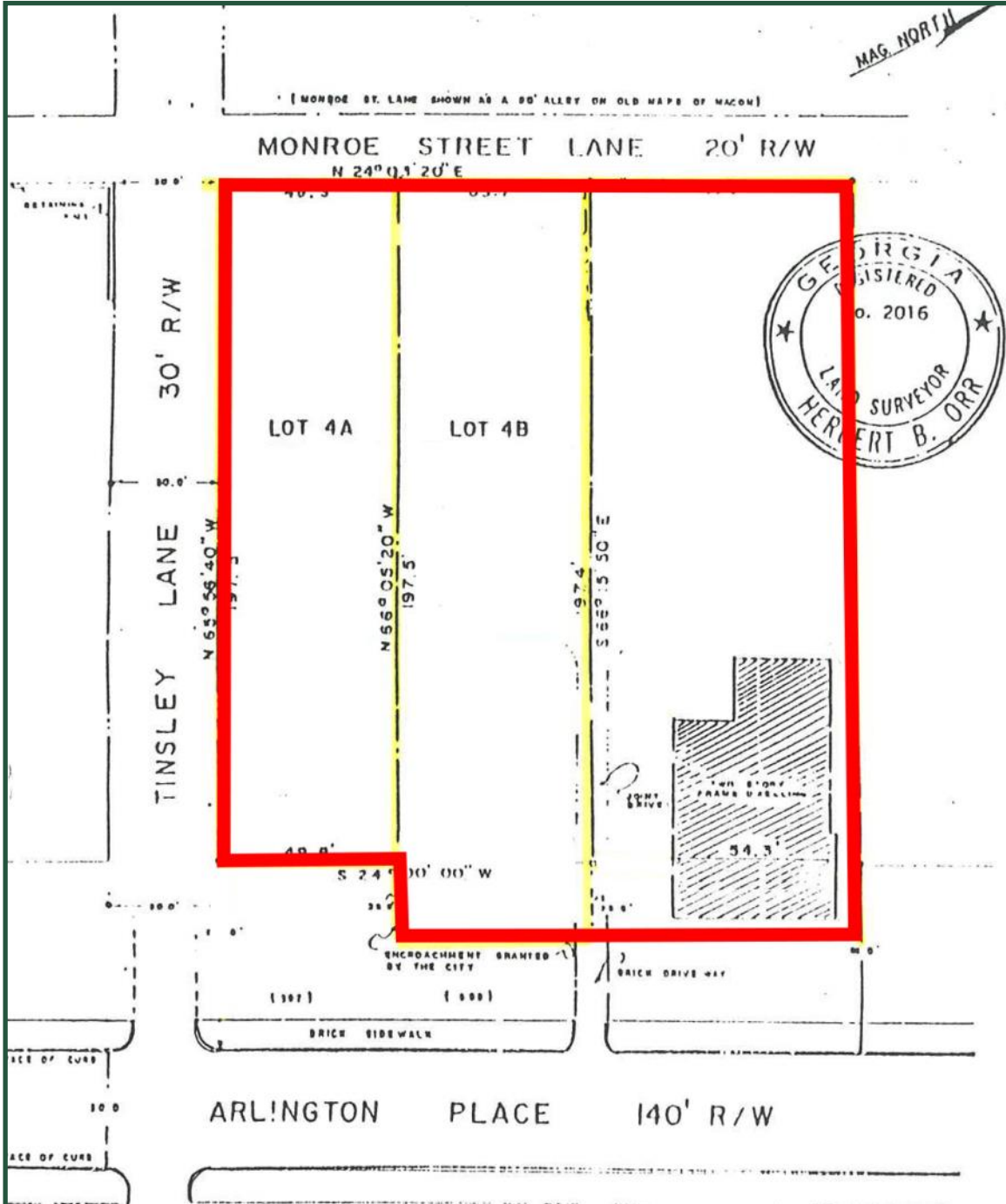
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Plat



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