

WPGA BUILDING

1691 Forsyth Street
Macon, GA 31201



- Building Size:** 12,320 SF
Lot Size: 0.64 Acres
Zoning: C-2
Utilities: All available
Year built: 1989
Traffic: 10,800 Vehicles per day
Property Taxes: \$13,563 (2019 est.)
Parking: 34 Existing spaces (possibly 45 spaces)
11 spaces can possibly be added with reconfiguration of curbing in existing parking lots and elimination of some landscaping. (See pg. 2)
- Notes:** Property was built in 1989. WPGA has occupied the building since 1996. Property is located on Forsyth Street, a main morning traffic thoroughfare for people that work in downtown Macon.
- Highlights:**
- High Traffic
 - Great Visibility with **Digital Electric Pylon Signage fronting Forsyth Street.**
 - Ample Parking
 - Nearby businesses include Macon-Bibb County Health Department (formerly Forsyth Street Orthopedics) located across street, Navicent Health Diagnostics, Primary Pediatrics (recently bought by Navicent Health), Lowe Electric, Cherokee Brick, and Sid's Sandwich Shop.

Sale Price: \$925,000

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
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478-960-4080 (C)
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Patty Burns, CCIM, ALC
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commercial.fickling.com

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Parking



Existing parking spaces marked with red dashed outline.
Potential parking spaces marked with yellow outline.

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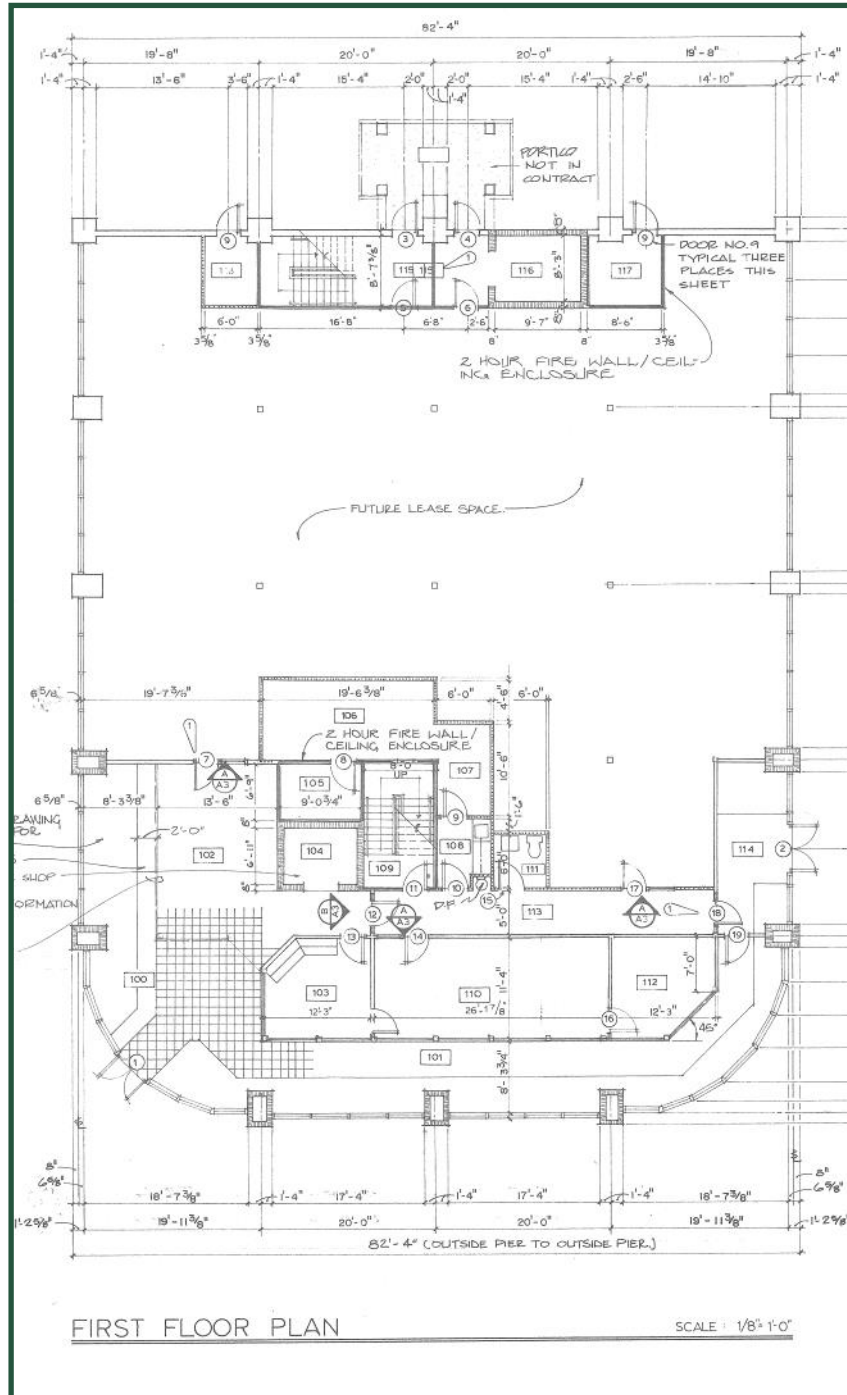
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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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Floor Plan — First Floor



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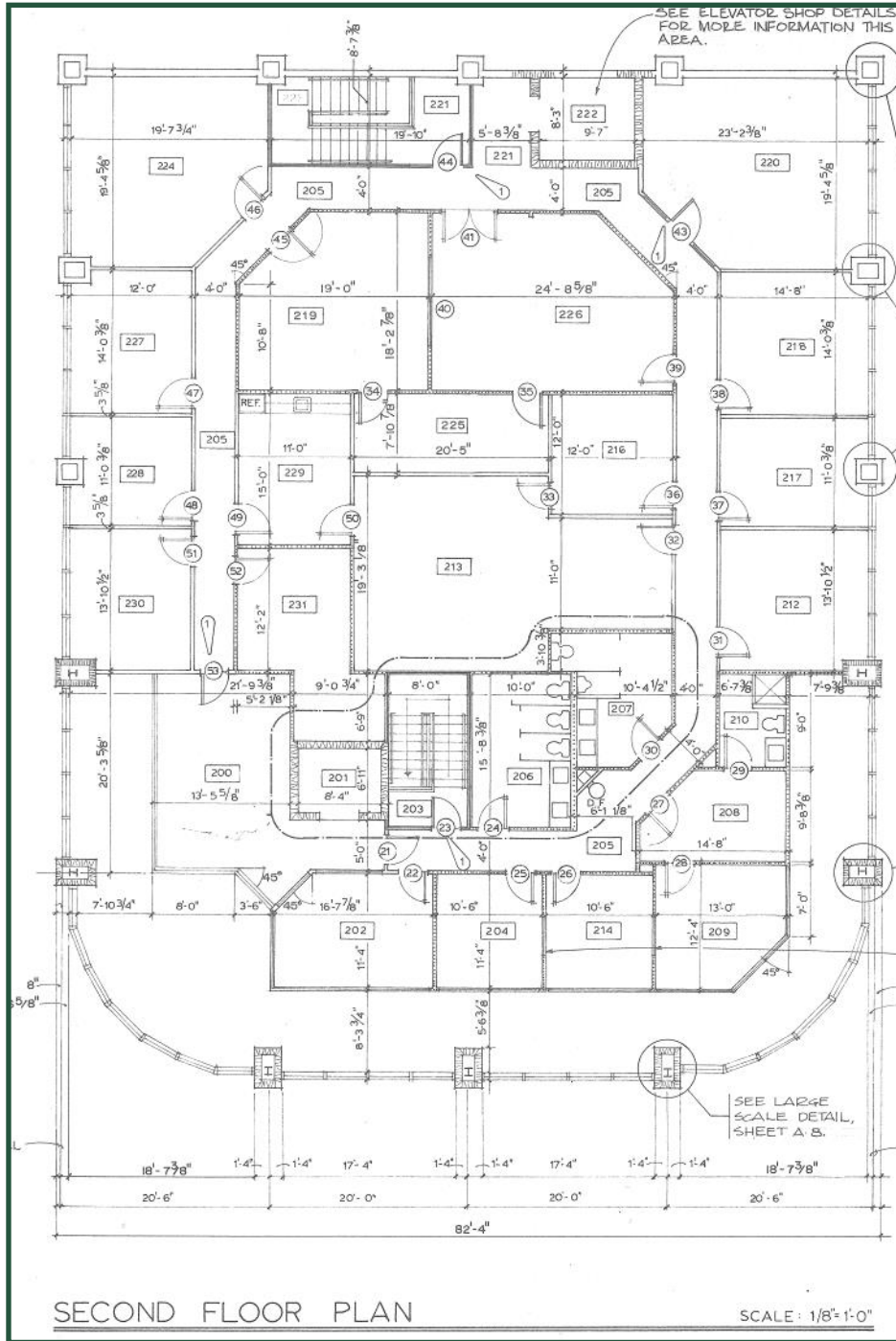
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Floor Plan — Second Floor



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Conference Room



Lobby



Office



Cubicles

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