

SALE

COMMERCIAL BUILDINGS



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

3863 NAPIER AVE.

MACON, GA

SALES PRICE: \$299,000



CLAY MOORE

SALES ASSOCIATE

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990 Riverside Drive

Macon GA 31201

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PROPERTY OVERVIEW:

2 BUILDINGS:

BUILDING A - 4,224 SF

BUILDING B - 2,400 SF

BUILDING A: 5 OFFICE SPACES ; 2 RESTROOMS ; 1 BREAK ROOM

NEW ROOF IN 2024

1 DOCK HIGH LOADING DOOR

1 8' ROLL-UP DOOR

2 AC / HEAT UNITS

BUILDING B: 2 OFFICE SPACES ; 1 RESTROOM

12' CLEAR ; 60' X 40'

8' ROLL-UP DOOR

1 AC/HEAT UNIT

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OFFERING SUMMARY

Available SF:	6,624 ± SF Total
	Building A - 4,224 SF
	Building B - 2,400 SF
Lot Size:	0.45± Acres
Year Built:	1987
Zoning:	C-2
Doors:	Building A: 1 Dock high Loading ; 8' Roll-up Building B: 8' Roll-up Door
Utilities:	All utilities available to site.
Offices	8 spaces total
	Building A - 6 office spaces
	Building B - 2 office spaces

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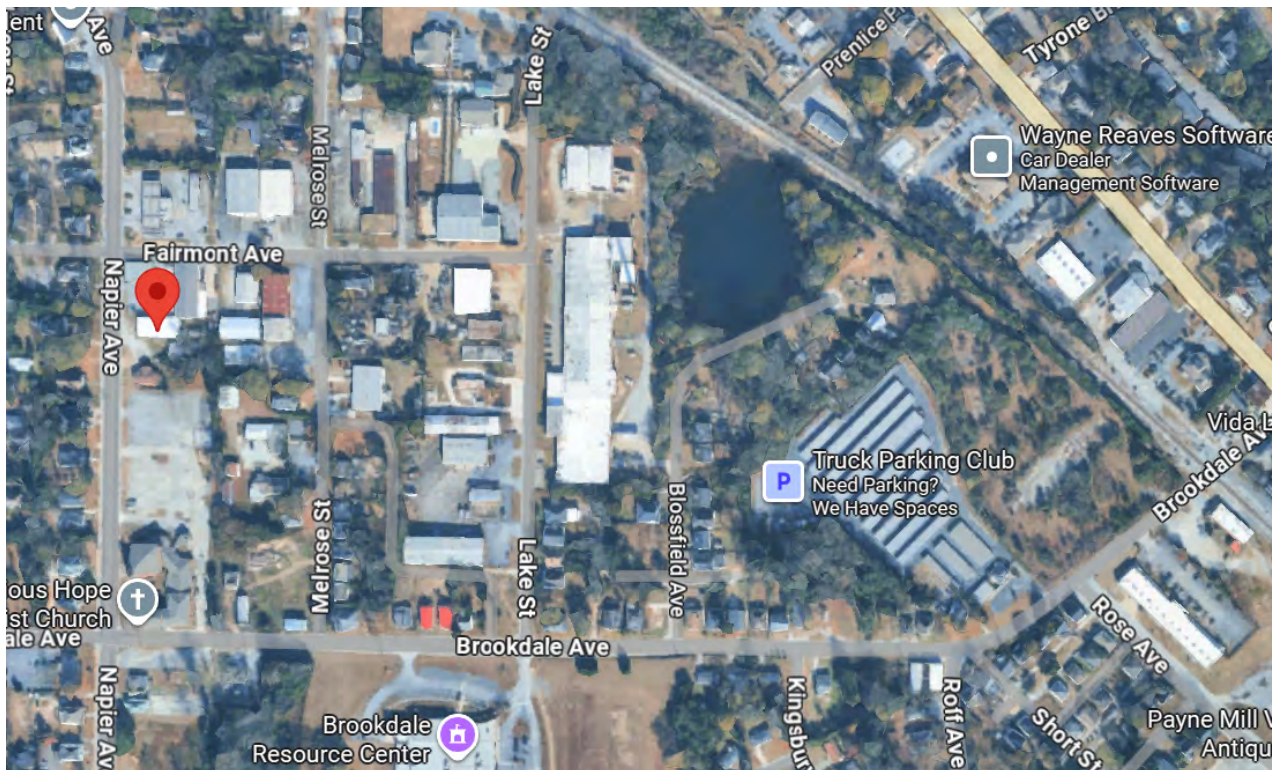
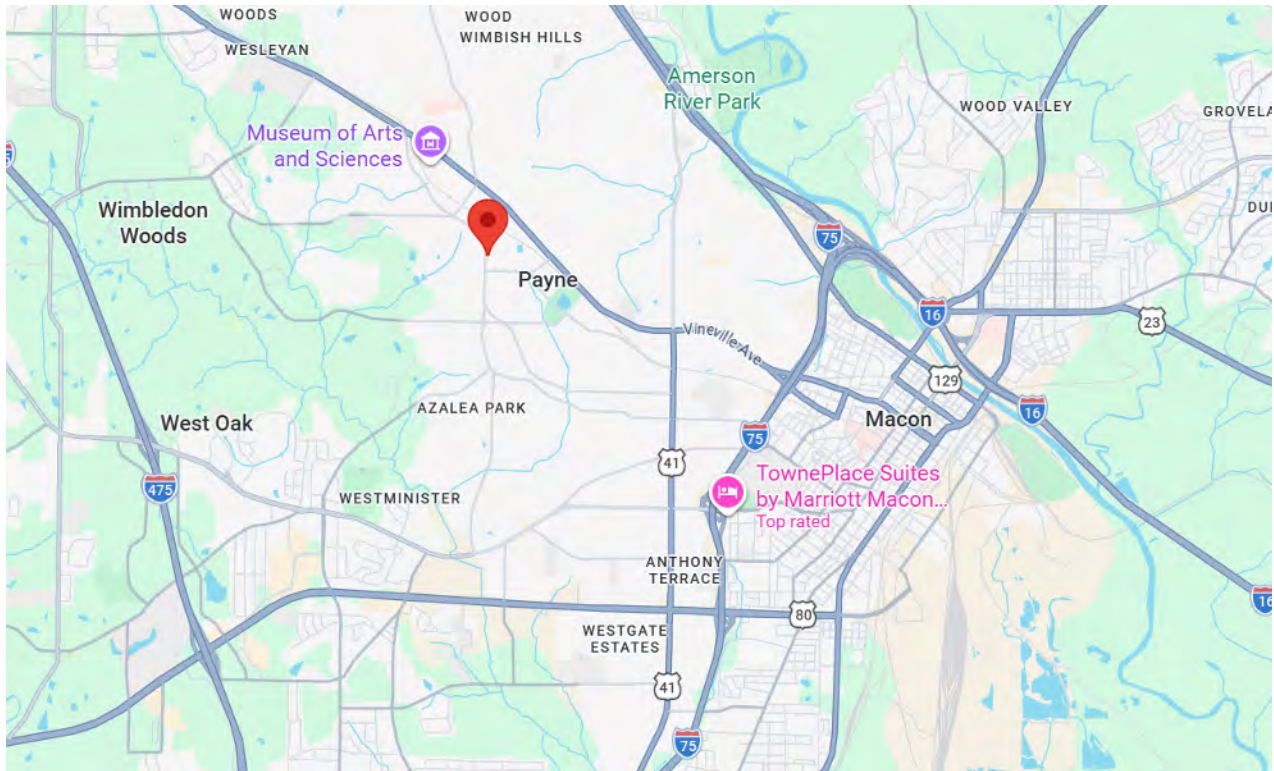
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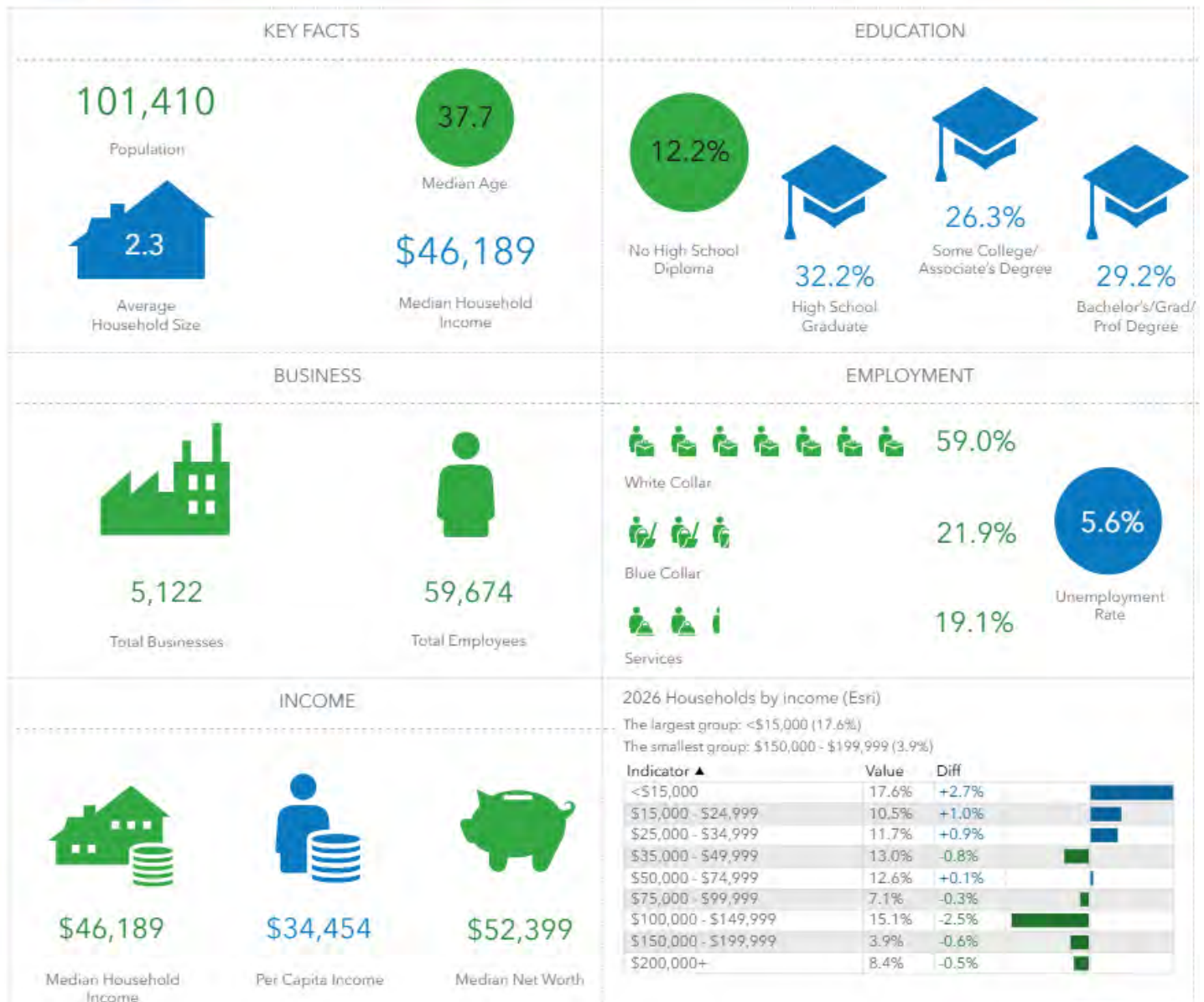
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Key Facts

3863 Napier Ave, Macon, Georgia, 31204
Ring of 5 miles



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