



PRICE REDUCED

FOR SALE OR LEASE



**Professional Office Building
5,215± Square Feet - .43± Acres**

**520 Professional Drive
Downtown Macon, Bibb County, Georgia 31201**

REDUCED SALES PRICE: ~~\$695,000~~ \$595,000

LEASE RATE: \$15.00/SF, NN

CBCMACON.COM

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**COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY

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COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Revised 8/25/21



PROPERTY OVERVIEW

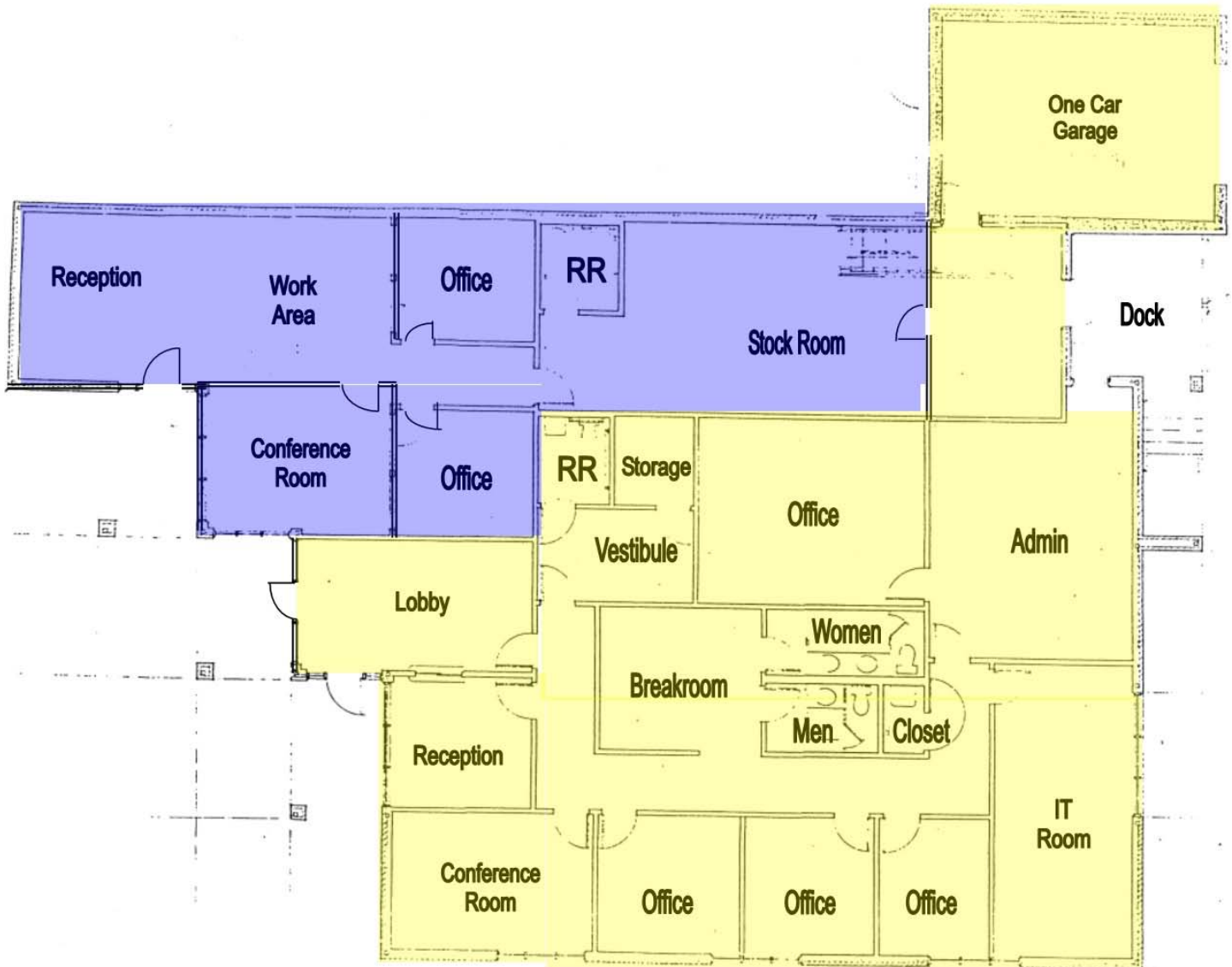
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BUILDING INFORMATION:	• 5,215± SF Professional Office Building with Shared Dock • Currently two (2) suites: - <u>Suite 1: 3,651± SF</u> - Waiting area - Reception - Five (5) Private offices - Large conference room - Two (2) large work areas - Break room - Three (3) restrooms - File storage - Garage - <u>Suite 2: 1,570± SF</u> - Reception / Work area - One (1) private office - Conference room - File room - One (1) restroom
SITE INFORMATION:	• .43± Acres • 105.08' frontage on Professional Drive; 122.7' frontage on Hardeman Avenue • Two curb cuts (Professional Drive & Franks Lane) • Professional landscaping
YEAR BUILT:	1993
CONSTRUCTION:	Brick veneer, steel & concrete block
ROOF:	Asphalt Shingles
FLOORING:	Tile & carpet
CEILING/LIGHTING:	Acoustical tile ceilings with fluorescent fixtures.
HVAC:	Central Heat & Air
PARKING:	• 16 concrete parking spaces • 1 / 326 SF - Suite 1: 11 spaces Suite 2: 5 spaces
UTILITIES:	All public utilities serve the site.
ZONING:	C2
TAX BILL:	\$8,577.99 (2020)



FLOOR PLAN

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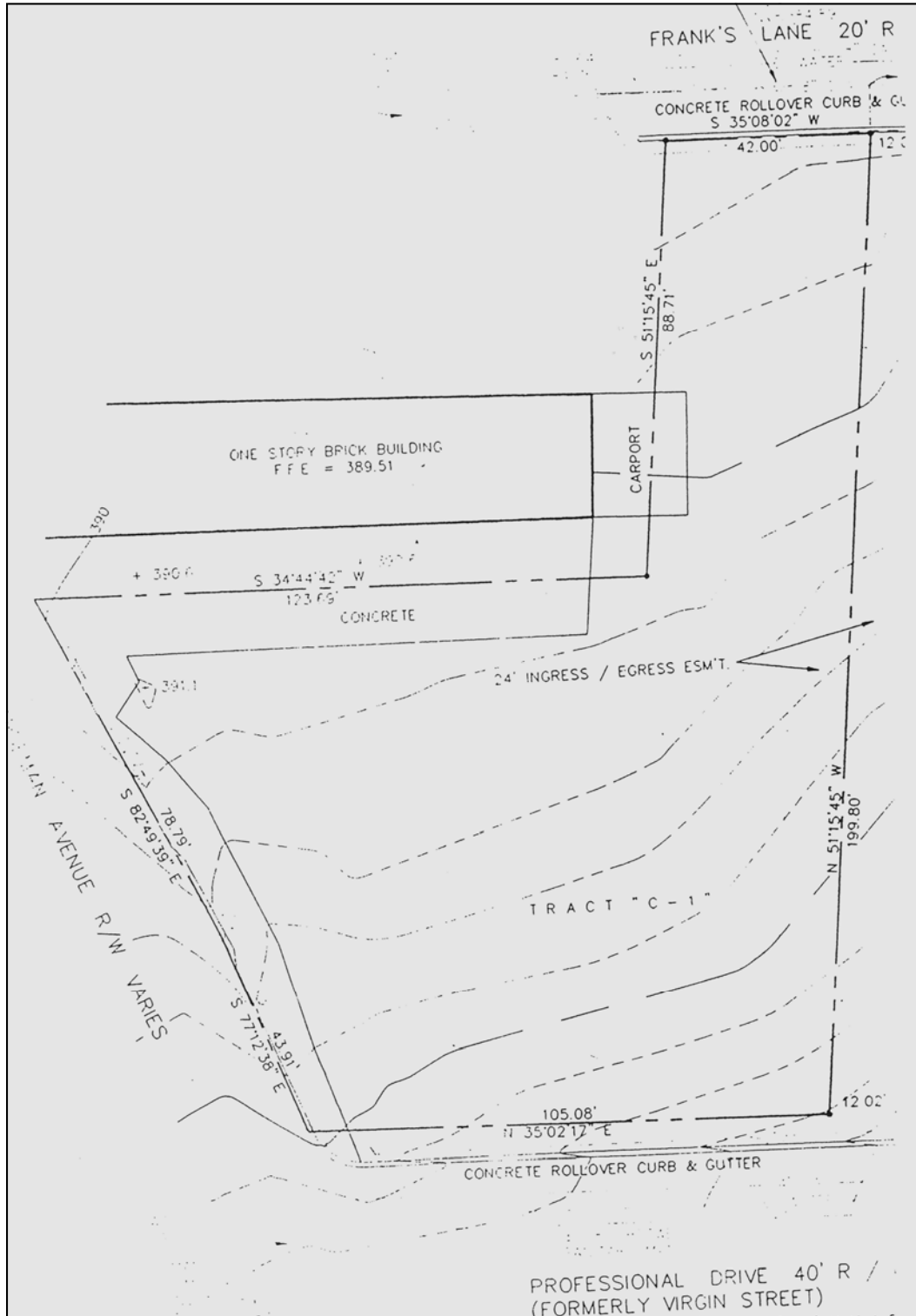
SUITE 2: 1,570± SF

SUITE 1: 3,651± SF



PLAT

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PARCEL MAP

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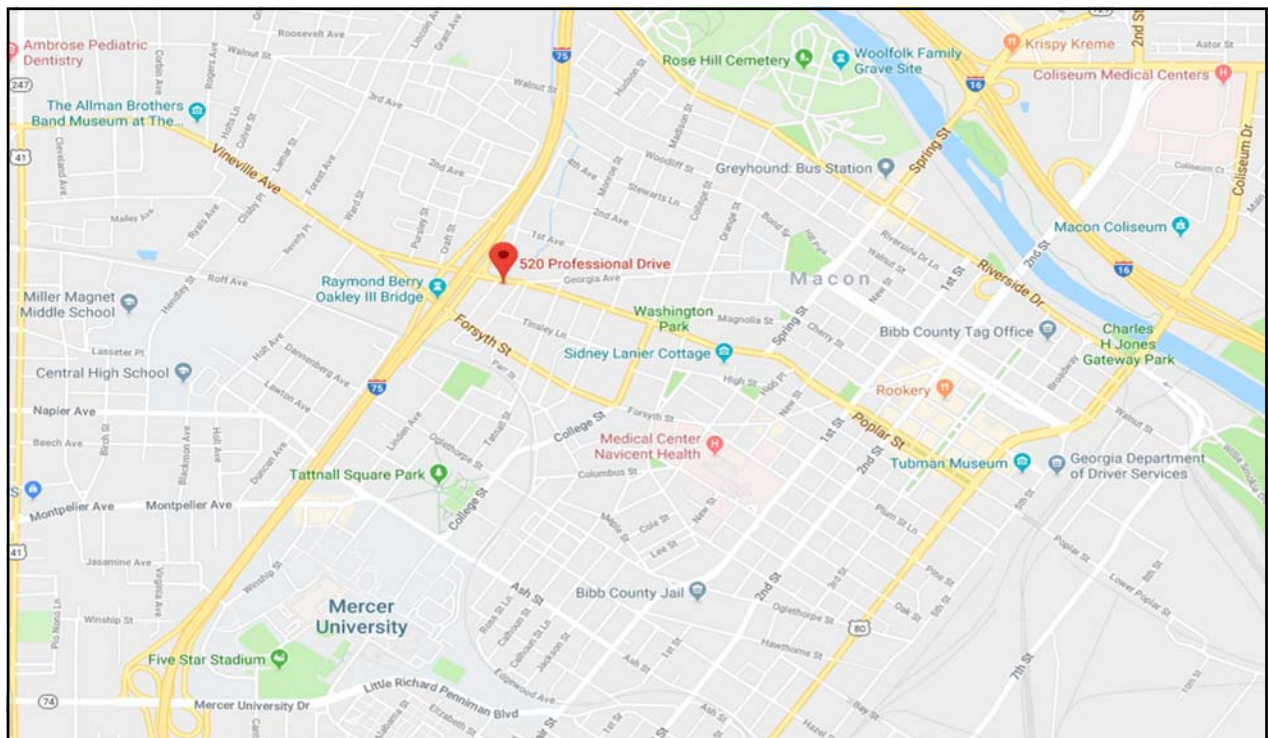
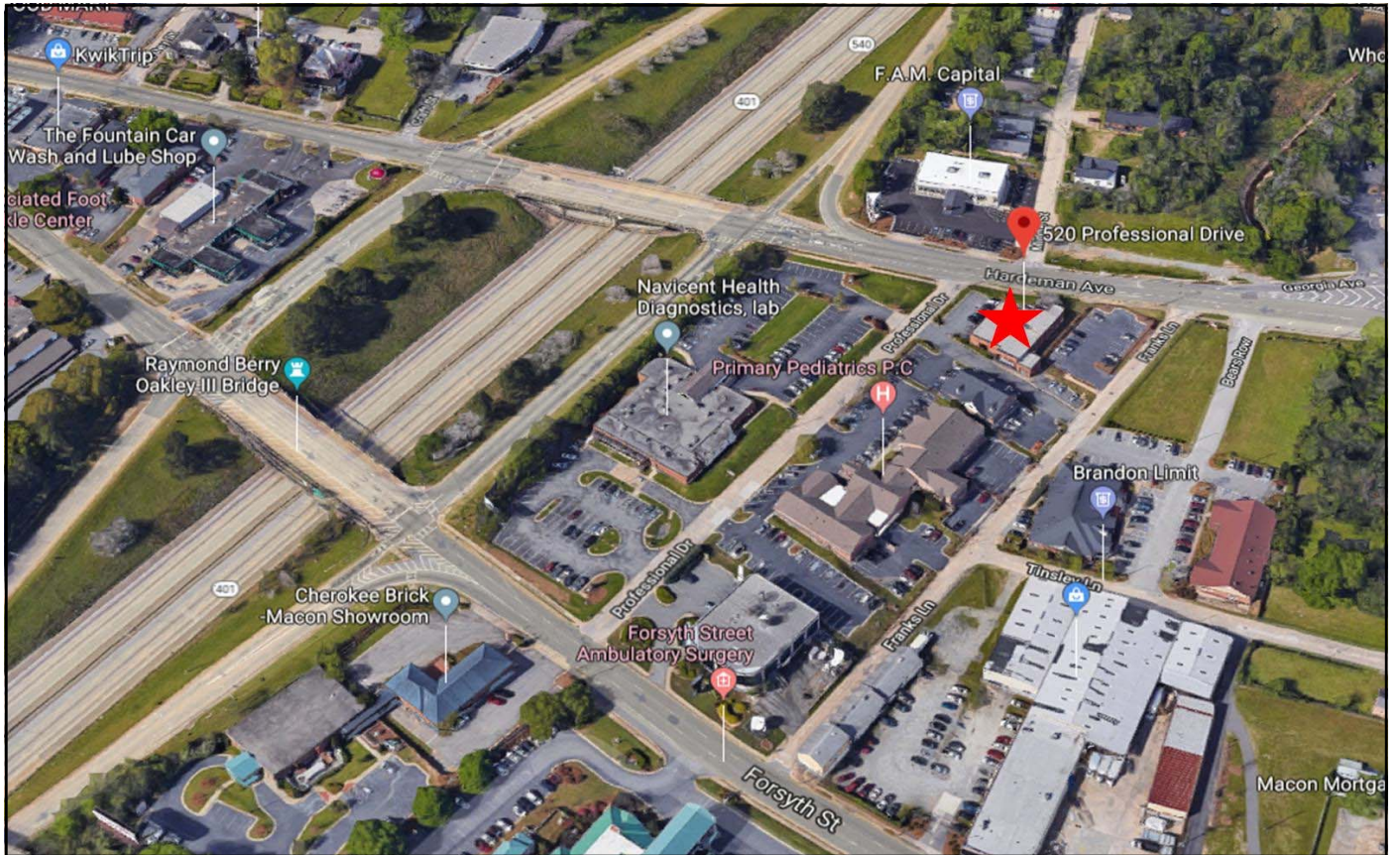
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MAPS

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