

Office Building/Investment

1063 Walnut Street

Macon, Georgia 31210

IDEAL FOR RESIDENTIAL CONVERSION!!



Building Size: 3,190 SF building which includes 1,856 SF office plus two apartments totaling 1,334 SF. Potential conversion to residential.

Lot Size: .14 acres

Built: 1900

Zoning: HR-3

Est. Taxes: \$1,422.50

Parking: Ample parking in rear plus street parking

Utilities: All utilities available

Location: Located in Historic Downtown Macon convenient to the Central Business District.

Nearby

Businesses: Kirby Moore Attorney, O'Quinn Lindsey & Associates, Accident Law, Benefit Analysts, Inc.

Possible Owner Financing

Reduced Price: \$100,000

~~Sale Price: \$129,000~~

Lease Price: \$1,600/month (Call agent for details)



Contact:
Larry Crumbley CCIM, SIOR, CPM
478-746-9421
www.lcrumbley.com

Commercial Division
577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
(478) 742-2015 FAX

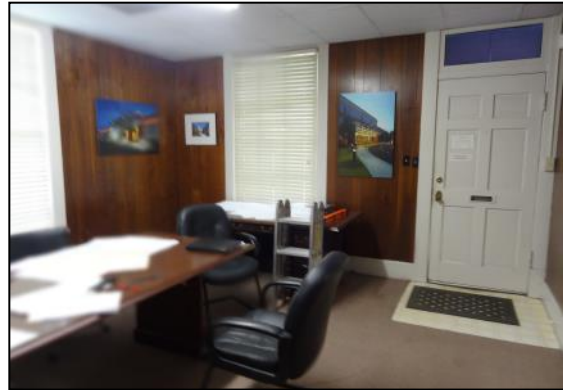
www.fickling.com

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Office



Reception Area



Rear Parking



Apartment Entrance



Two Apartments on Lower Level

Demographics 2015	1 Mile	3 Miles	5 Miles
Population	6,942	42,075	87,815
Median Age	37.1	34.7	34.5
Average HH Income	\$34,831	\$36,949	\$40,956



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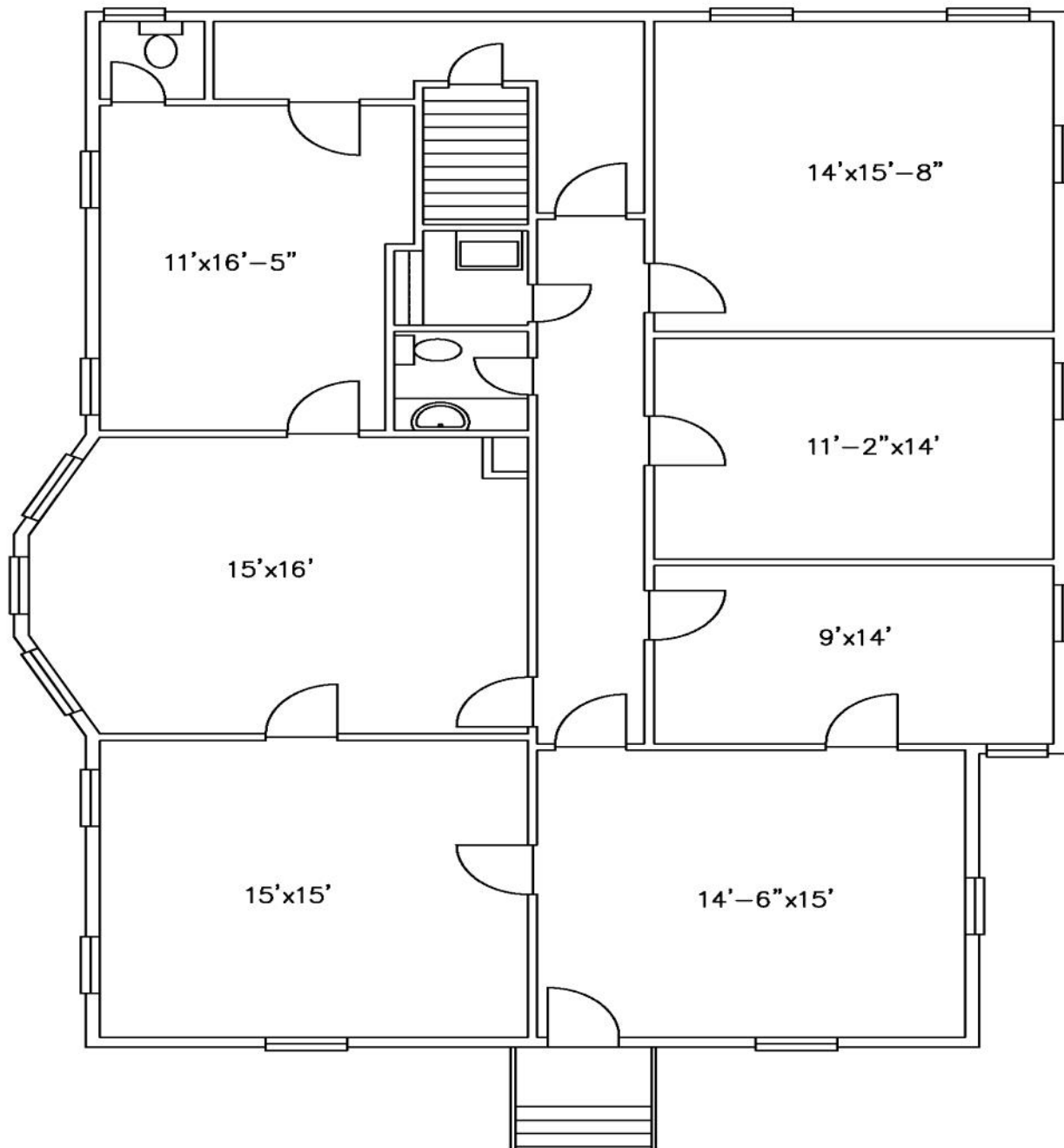
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OFFICE FLOOR PLAN



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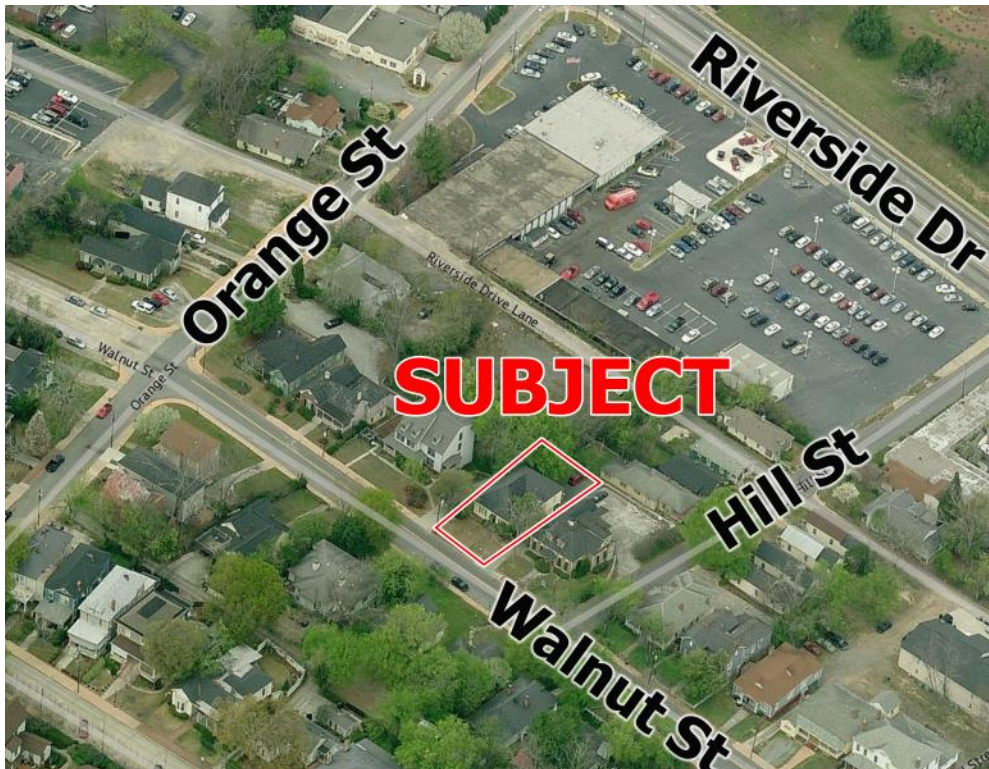
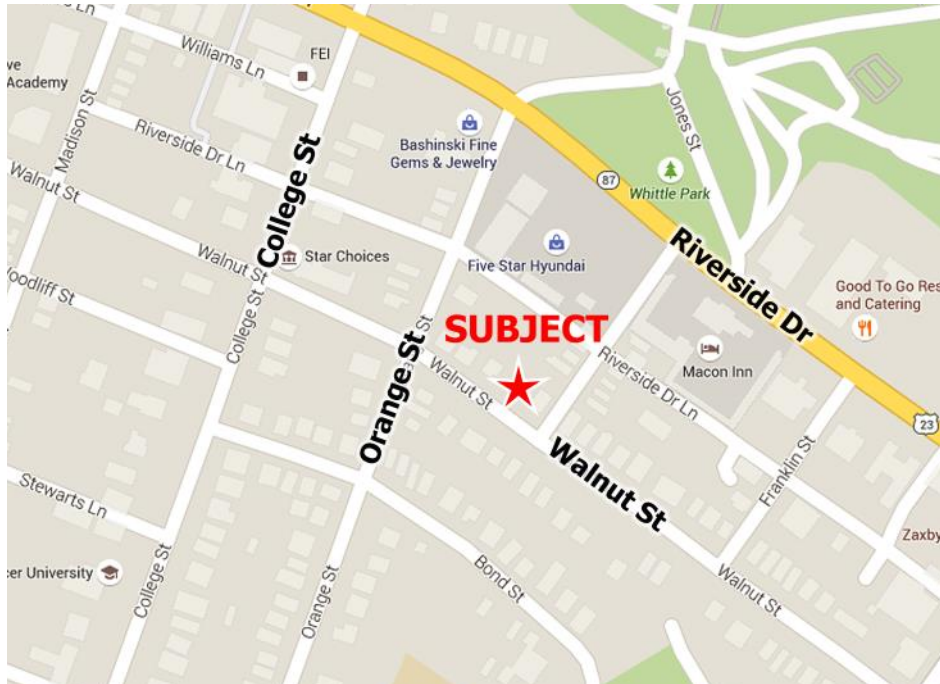
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