

# FOR SALE – Automobile Service Facility

3401 & 3413 Ocmulgee East Boulevard  
Macon, GA 31217



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map

Agent Info



**SALE PRICE: \$300,000.00**

## CONTACT

### Lan Heath

478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com

### Jenny Howell (Fluent in Spanish)

478-746-9421 Office  
786-449-8523 Cell  
jenny@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
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PROPERTY INFORMATION

BUILDING

**Property Address:** 3401 & 3413 Ocmulgee East Blvd  
Macon, GA 31217

**Total Size:** ±5,000 SF

**Year Built:** 2001

**Taxes:** \$1,600.00 (2026 Est.)

**Utilities:** All Available except Sewer,  
Septic on site; 3 Phase Power

**Ceiling Height:** 11’ at eave

**Roll-Up Doors:** 4 - 12’x12’; 1 - 8’x8’; 1 - 10’x10’

**Parking:** 20± spaces

**Traffic Count:** Ocmulgee E Blvd/I-16 - 8,030 VPD

SITE

**Site Size:** ±2.39 Acres

**Parcel IDs:** U080-0156, U080-0157

**County:** Bibb

**Zoning:** Planned Development

| Demographics<br>2026 | 3 Miles  | 5 Miles  | 10 Miles |
|----------------------|----------|----------|----------|
| Population           | 14,177   | 44,457   | 130,145  |
| Avg HH Income        | \$58,267 | \$61,730 | \$75,905 |
| Median Age           | 36.6     | 35.5     | 36.1     |

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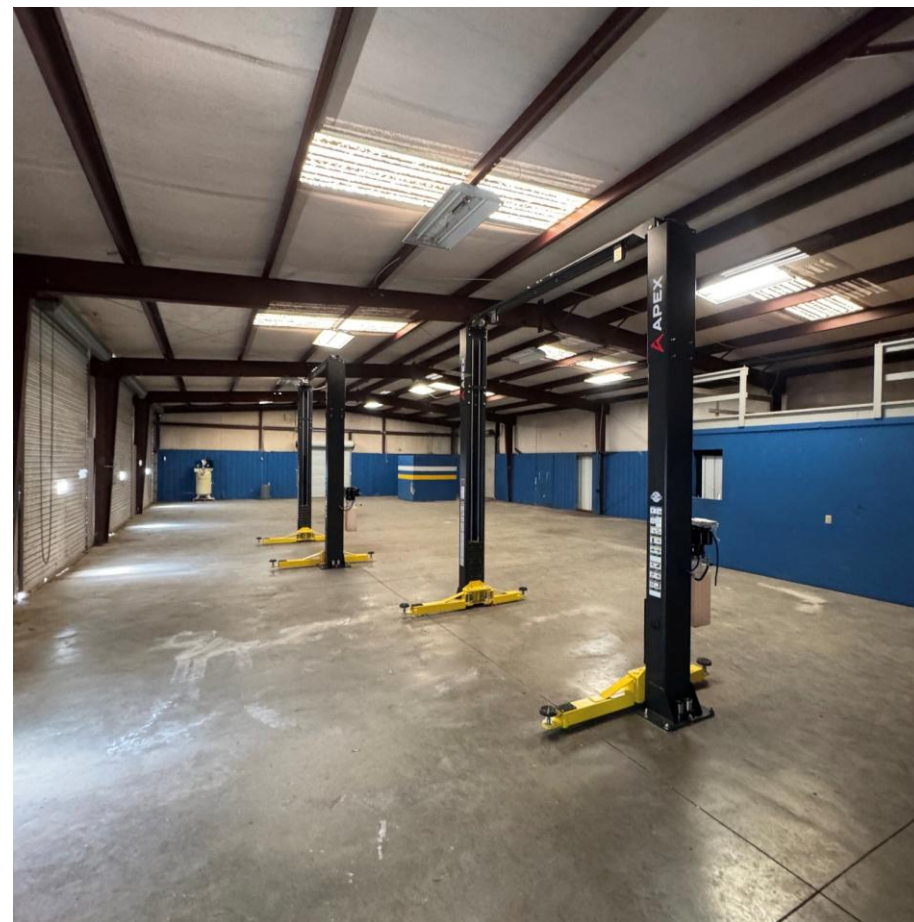
### PROPERTY

±5,000 SF freestanding metal building is situated on ±2.39 AC. Universal-use building includes six drive-in doors, mezzanine, and two offices. Flexible layout makes this property an ideal location for a wide variety of users, including automotive body and paint shop, custom motorcycle shop, general and specialty contractors, trades and service companies, fleet or passenger auto service, and light industrial/flex operators. 200-amp 3 phase power is available to the site. Lot has ±20 parking spaces, and ample acreage for outdoor storage, vehicle inventory, equipment laydown, or future expansion.

**Optional Equipment:** Two BendPak Apex lifts and an 80-gallon Ingersoll Rand air compressor (approx. \$15,000 value) available separately, Contact Agent for details.

### LOCATION

Located on Ocmulgee East Boulevard, with good proximity to the Macon Airport, and 2 miles from I-16 via Ocmulgee East Boulevard (Highway 23). Nearby businesses include GEICO, Macon Airport, and Boogook Georgia (a Korean automotive part manufacturer).



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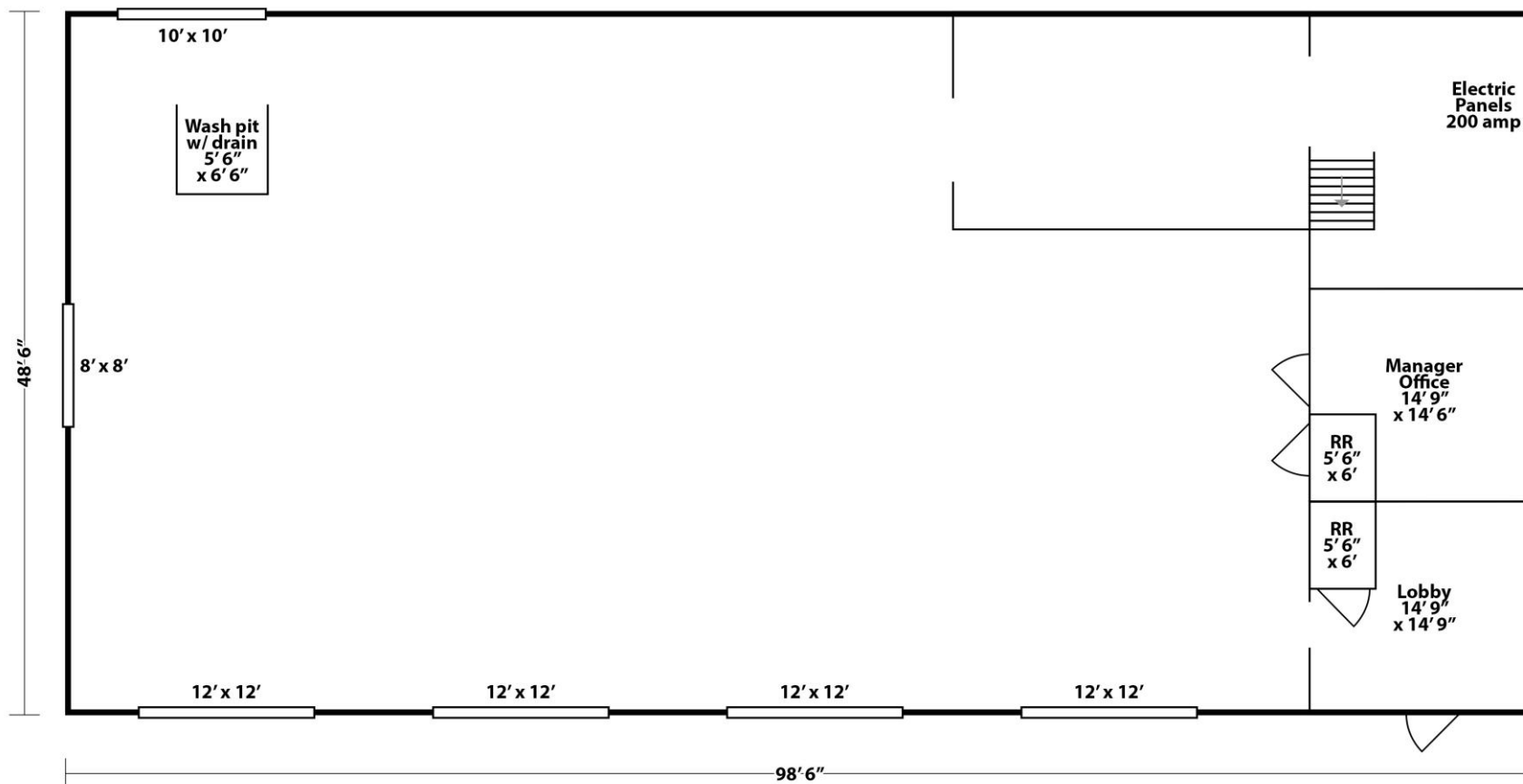
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\*All measurements and all calculations of area are approximate, may not be to scale, and are not guaranteed

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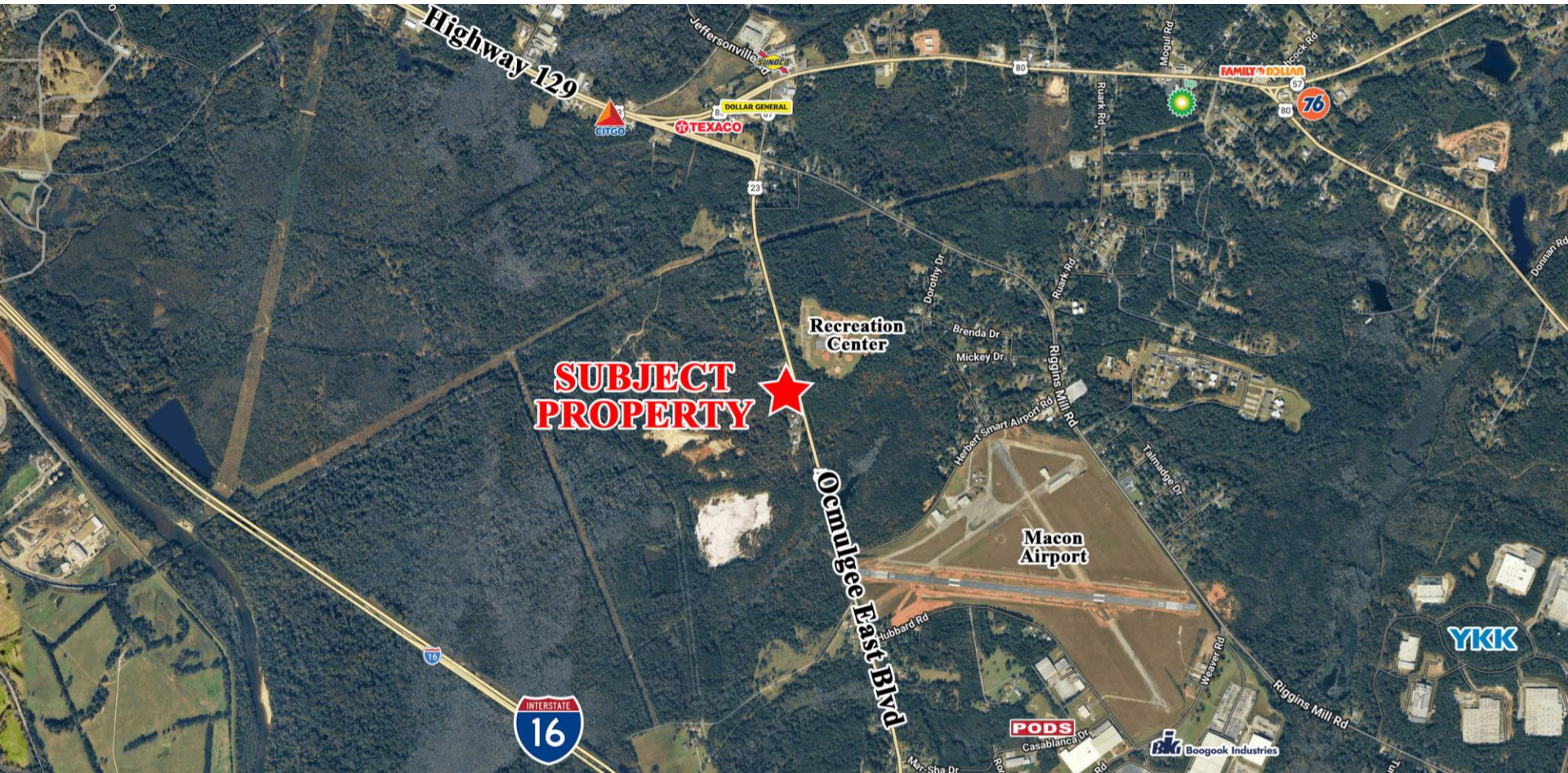
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#### **Presented by: Lan Heath**

Lan has extensive experience in the commercial and multi-family development fields. He started in that industry as a founding principal with Heath & Associates, Inc. and MMI Capital, LLC. In October 1995. Those companies focused on development, investment, finance and management of multi-family market rate and tax credit properties (section 42), as well build-to-suit commercial investment properties leased to federal, state and county governmental agencies and fortune 1000 corporate customers. He was responsible for the development, finance, and management of nearly 500,000 square feet of space in five southeastern states.

Since joining the Fickling Team in October of 2019 his focus has been in retail center, industrial, automotive, warehousing and distribution owner representation, sales, leasing and investment.

#### **Presented by: Jenny Howell**

With over two decades of experience in sales, marketing, and business development, Jenny Howell combines global hospitality expertise with deep commercial real estate insight. Before entering real estate, Jenny was Director of Sales and Marketing for luxury resorts in Miami Beach, where she led diverse teams and managed multimillion-dollar accounts. Her background negotiating with international clients and driving large-scale revenue growth now informs her success in brokerage.

Jenny represents industrial and medical tenants, national franchisees, and institutional landlords, specializing in land sales for commercial and multifamily development. Fluent in English, Spanish (native), and Portuguese, she connects seamlessly across markets and cultures. An active community leader, Jenny serves on the Board of Directors for the Greater Macon Chamber of Commerce, volunteers with Visit Macon, and is a proud member of CCIM (Candidate), ACBR, and GHCC.

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