

# Medical Office For Sale And Lease

722 First Street  
Macon, GA 31201

 **FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
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- Building Size:** 4,950 SF  
3,000 SF upstairs (level with First Street)  
1,950 SF downstairs
- Lot Size:** 0.08 Acres
- Zoning:** CBD-2
- Year built:** 1959 (renovated in 2009)
- Parking:** 25 spaces, 3 are handicap
- Exam Rooms:** 8 exam rooms
- Offices:** 7 offices with chart room
- Break Rooms:** 2 break rooms with large break room sitting area
- Restrooms:** 2 half restrooms (1 upstairs & 1 downstairs)  
2 full restrooms (both downstairs, each with shower)
- Location:** Property is located on First Street, on the block between Pine Street & Hemlock Street. The Medical Center/Navicent Health is directly across the street.
- Description:** Ideal for a doctor's office, or any medical use. The upstairs is approximately 3,000 SF, with 6 offices, 8 exam rooms, and 1 restroom. The downstairs is approximately 1,950 SF, with 2 offices, 2 full restrooms, 1 half restroom, chart room, and large break room with sitting area.
- Notes:** Owner moved out in May 2020.

**Reduced Price: \$675,000**

**~~Sale Price: \$750,000~~**

**Lease Rate: \$5,300/Month**

(Owner pays taxes, insurance, and landscaping)

**FOR MORE  
INFORMATION  
CONTACT**

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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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## Photos



Waiting Room



Reception



Reception



Hallway



Hallway



Exam Room



Downstairs Break Room



Downstairs Break Room



Rear Parking Lot

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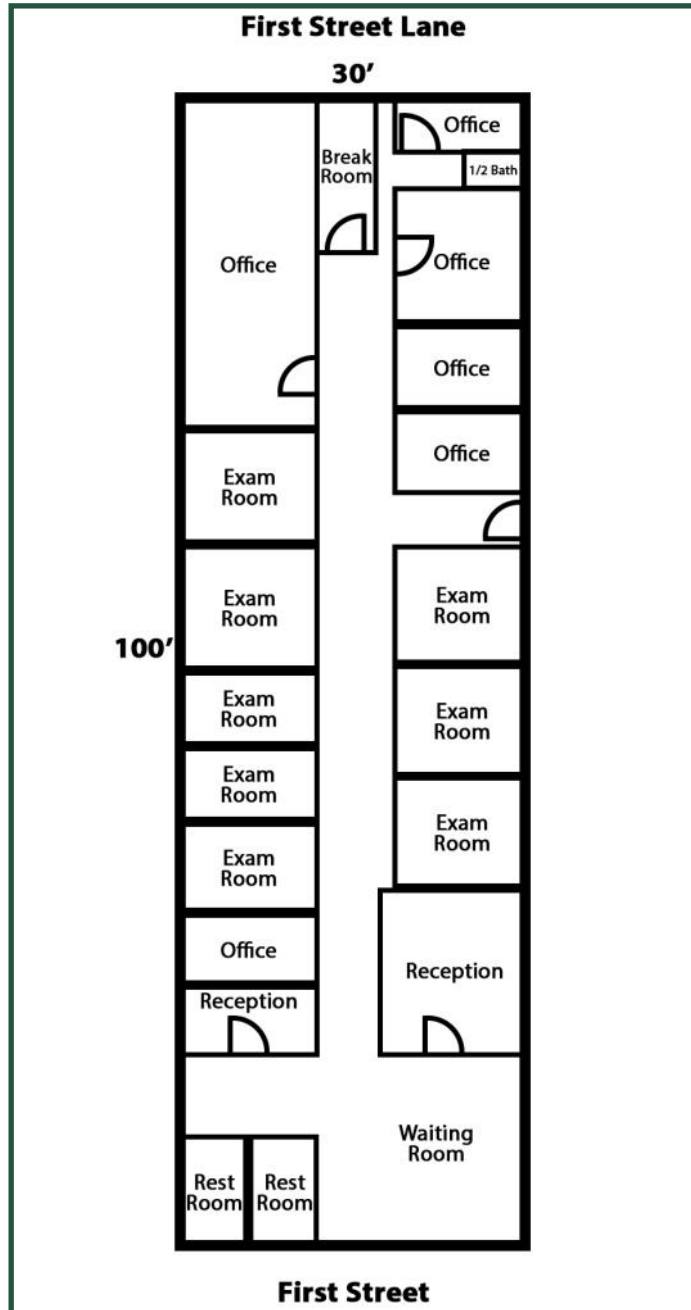
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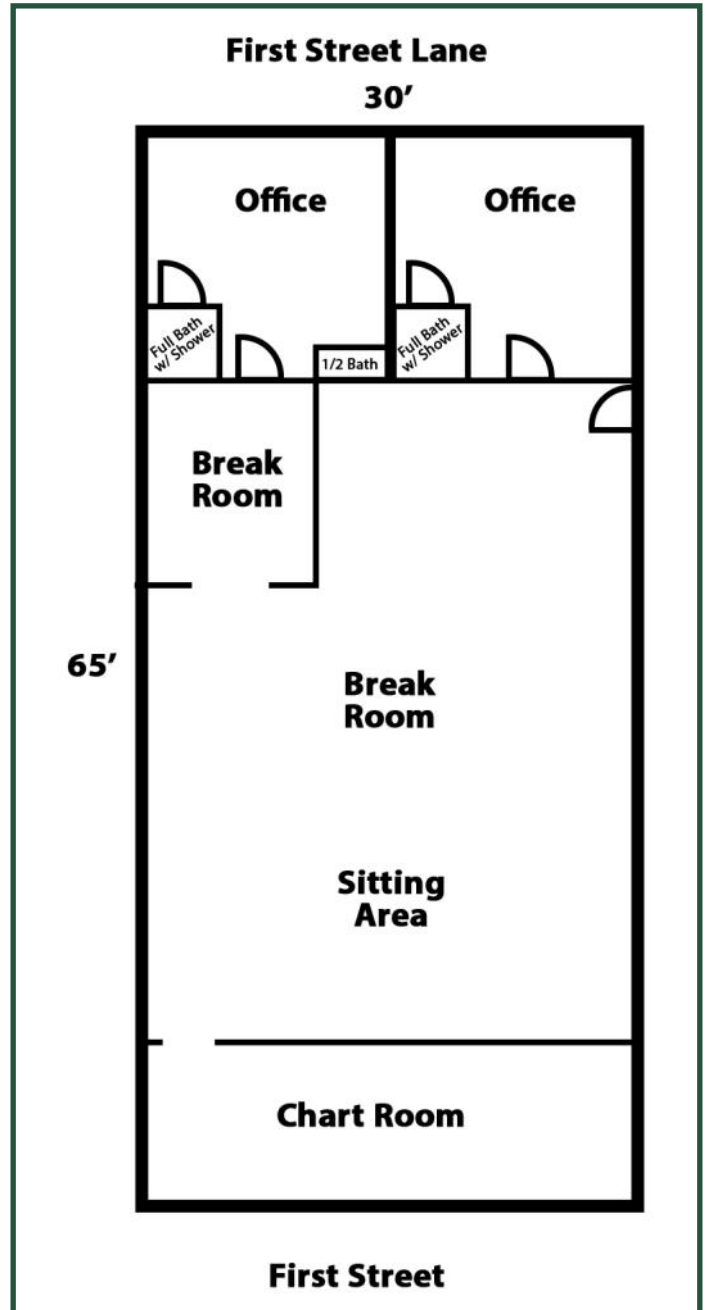
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## Upstairs



## Downstairs



\*Dimensions are approximate and may not be to scale

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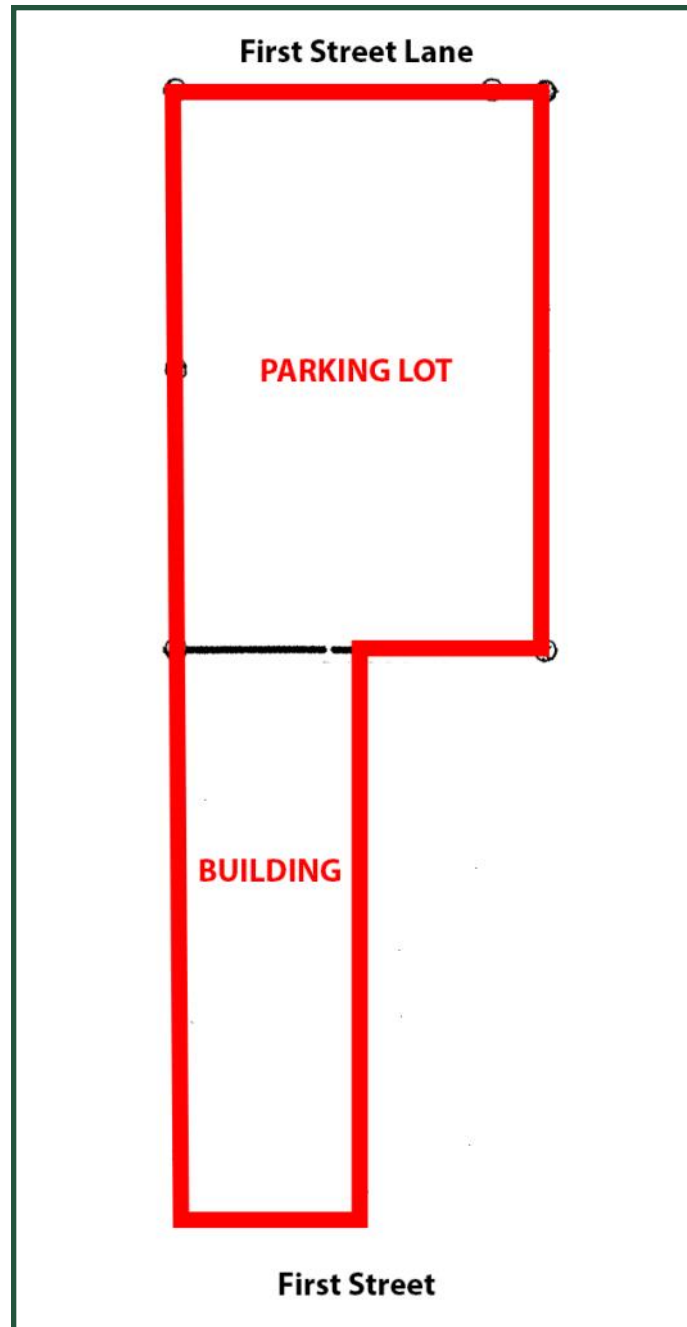
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## Plat



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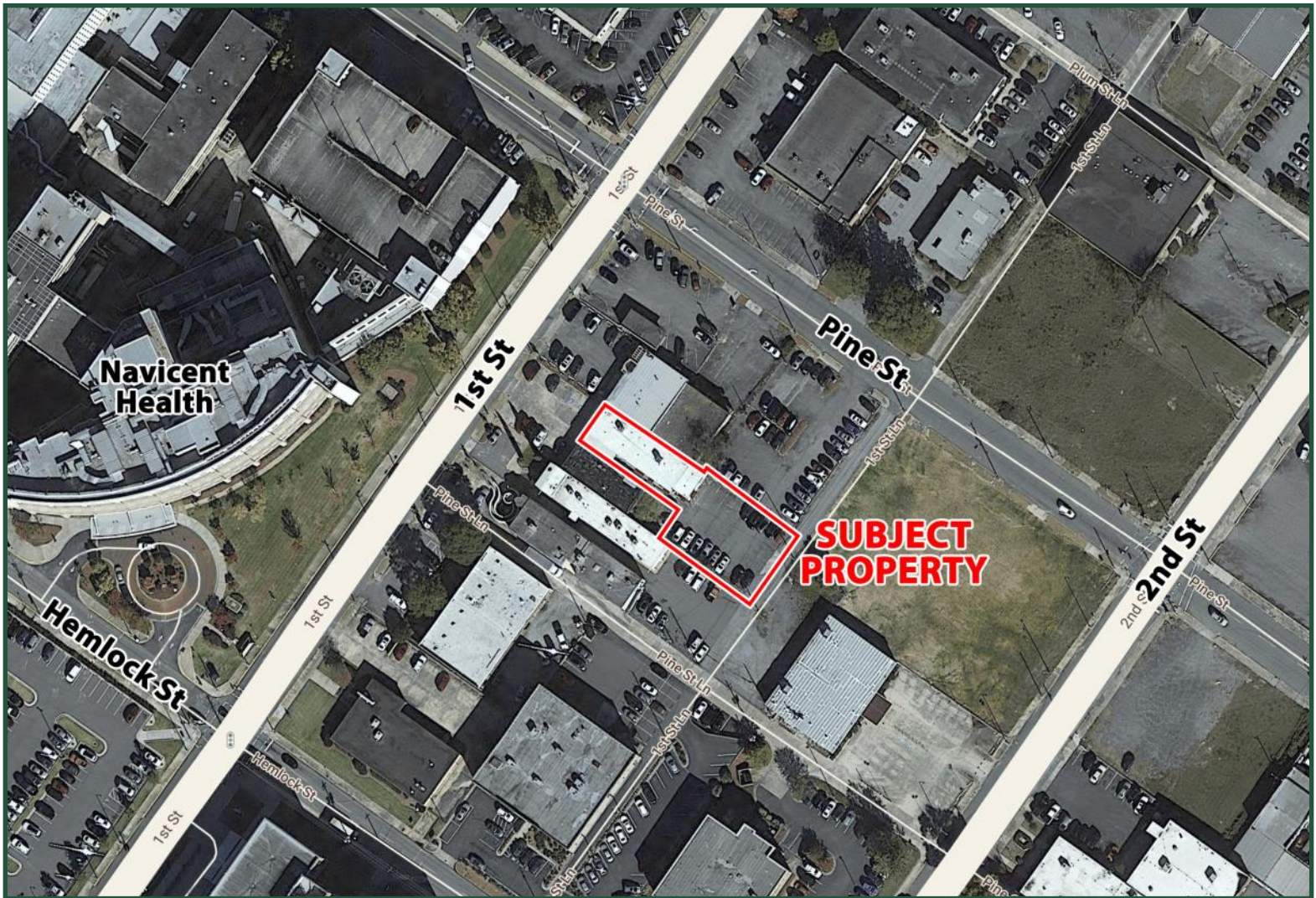
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## Aerial



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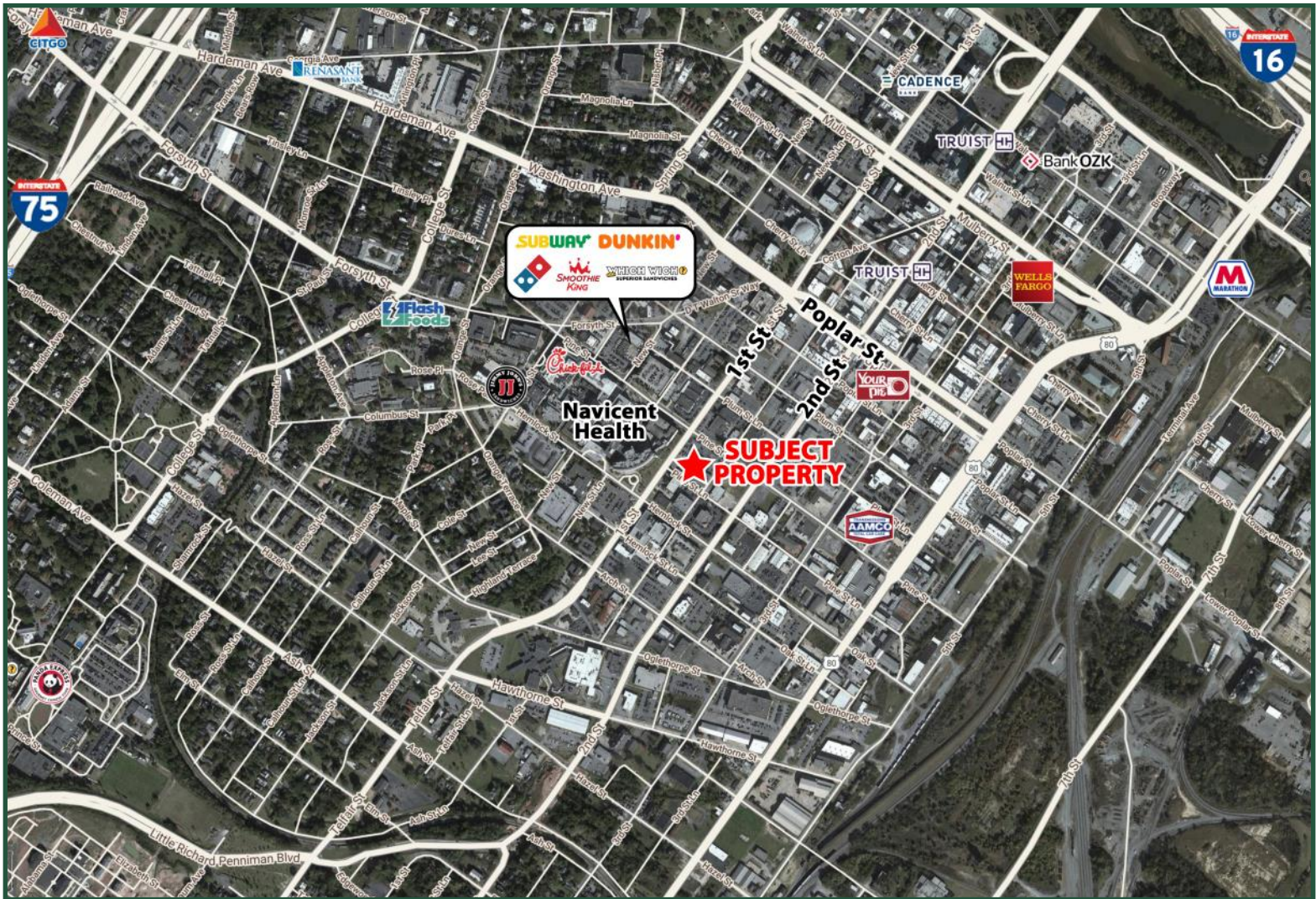
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