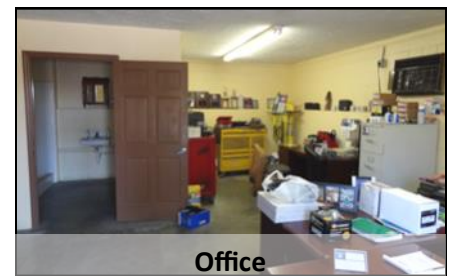


Service Building Available
1306 Third Street
Macon, GA



Shop/Service Area



Office

Excellent for Auto Repair, Sales or Wholesale

PROPERTY

DESCRIPTION: 4,500 SF Auto Repair Shop which includes:
6 Bays, 500 SF Office, One restroom, Two above-ground lifts

ZONING: C-2

LOT SIZE: .31 Acres fenced

LOCATION: Located on Third Street, Convenient to Navicent Medical Center and Macon's Central Business District

ROOF: Metal roof.

EST. TAXES: \$1,182.86 (2022)

EST. INS.: \$2,000

OTHER: Ben's Radiator Shop. Tenant relocating.

NOTES: Owner is a Licensed Real Estate Agent in Georgia

Lease Price: \$1,400/month Sale Price: \$150,000

**FOR MORE
INFORMATION
CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR
478-746-9421 (O)
478-737-3381 (C)
lcrumbley@fickling.com



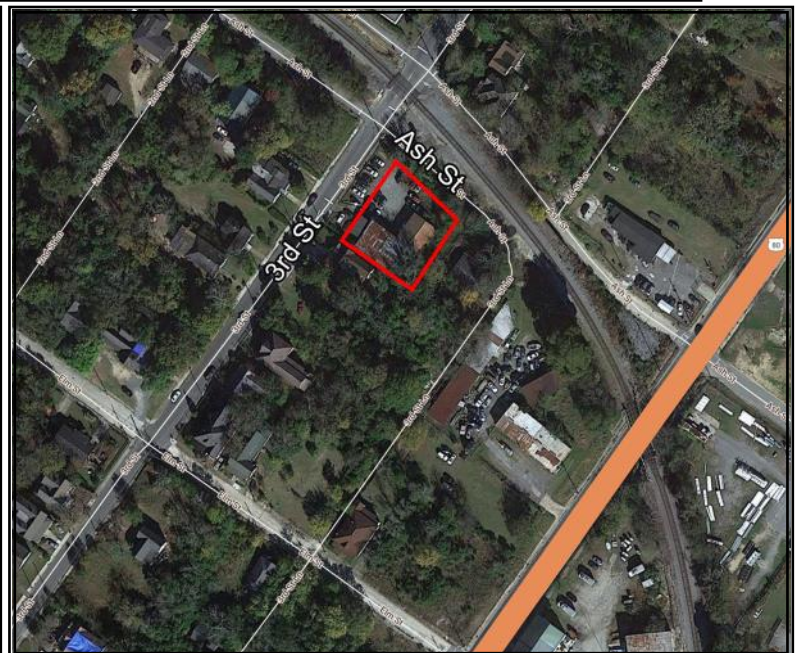
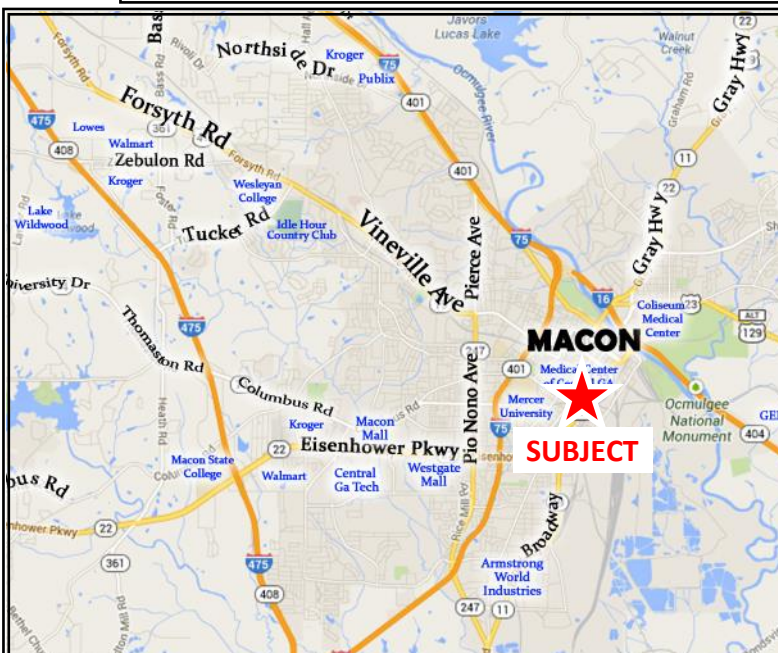
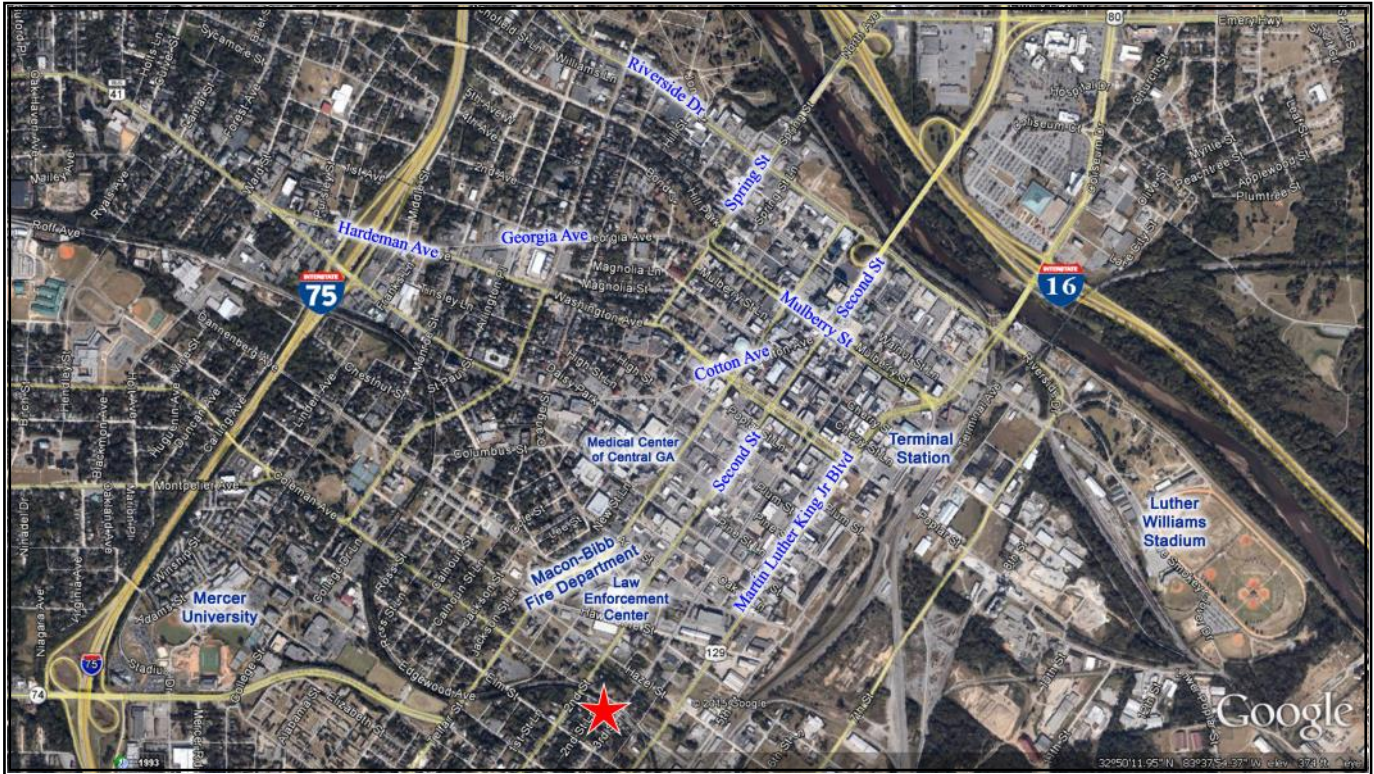
commercial.fickling.com

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

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

Service Building Available
1306 Third Street
Macon, GA

**FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com



**FOR MORE
INFORMATION
CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR
478-746-9421 (O)
478-737-3381 (C)
lcrumbley@fickling.com



commercial.fickling.com

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

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company