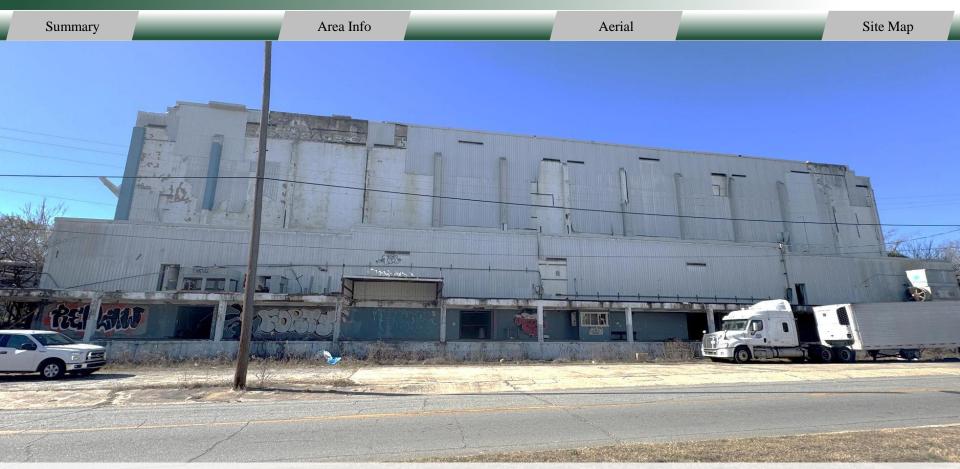
FOR SALE – 91,811 SF Warehouse 1945 Waterville Road Macon, GA 31206





REDUCED PRICE: \$400,000.00 SALE PRICE: \$600,000.00



Lan Heath Fickling & Company 478-746-9421 Office 478-731-5899 Cell Iheath@fickling.com



Mary Gill The Realty Group 678-564-255 Office 770-480-8222 Cell marygillcontacts@gmail.com



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FOR SALE – 91,811 SF Warehouse 1945 Waterville Road Macon, GA 31206			FICKLING COMPANY		
Summary	Area Info	Aerial			Site Map
PROPERTY INFORMATION					
BUILDING		SITE			
Property Address:	1945 Waterville Road Macon, GA 31206	Site Size:	2.24 AC		
		Parcel ID:			Q084-0177
County:	Bibb	Zoning:			M-1
Year Built:	1960	Topography:	Sloped on back, level at road		
	92,811 SF	REDUCEI	PRIC	E: \$400	,000.00
Total Size:		SALE PRICE: \$600,000.00			
Utilities:	Power				
Parking:	18 Parking Spaces	Demographics 2024	1 Mile	3 Miles	5 Miles
		Population	4,764	38,023	83,111
Loading Docks:	3±	Avg HH Income	\$38,921	\$48,807	\$56,595
Taxes:	2025 Est \$22,156.25	Median Age	29.6	33.9	34.2



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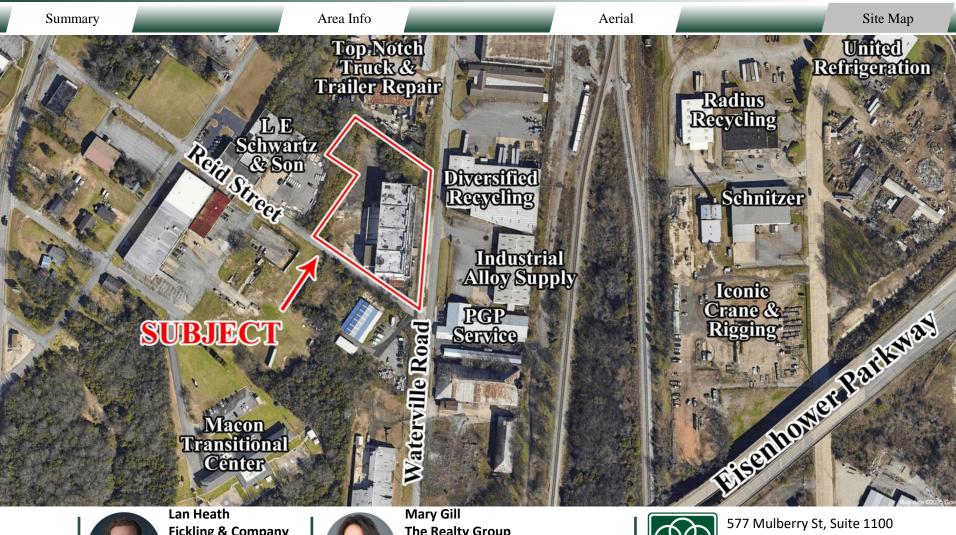


This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

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