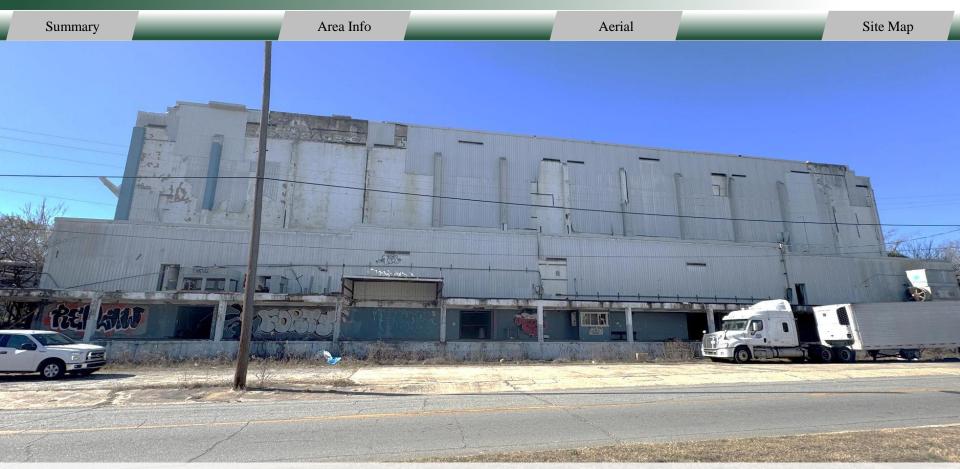
## FOR SALE – 91,811 SF Warehouse 1945 Waterville Road Macon, GA 31206





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



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| FOR SALE – 91,811 SF Warehouse<br>1945 Waterville Road<br>Macon, GA 31206 |   |                                 | FICKLING<br>COMPANY           |          |            |
|---|---|---------------------------------|-------------------------------|----------|------------|
| Summary   | Area Info                               | Aerial                          |                               |          | Site Map   |
| PROPERTY INFORMATION  |   |                                 |                               |          |            |
| BUILDING  |   | SITE                            |                               |          |            |
| Property Address:   | 1945 Waterville Road<br>Macon, GA 31206 | Site Size:                      | 2.24 AC                       |          |            |
|   |   | Parcel ID:                      |                               |          | Q084-0177  |
| County:   | Bibb                                    | Zoning:                         |                               |          | <b>M-1</b> |
| Year Built:   | 1960                                    | Topography:                     | Sloped on back, level at road |          |            |
|   | 92,811 SF                               | REDUCEI                         | <b>PRIC</b>                   | E: \$400 | ,000.00    |
| Total Size:   |   | <b>SALE PRICE: \$600,000.00</b> |                               |          |            |
| 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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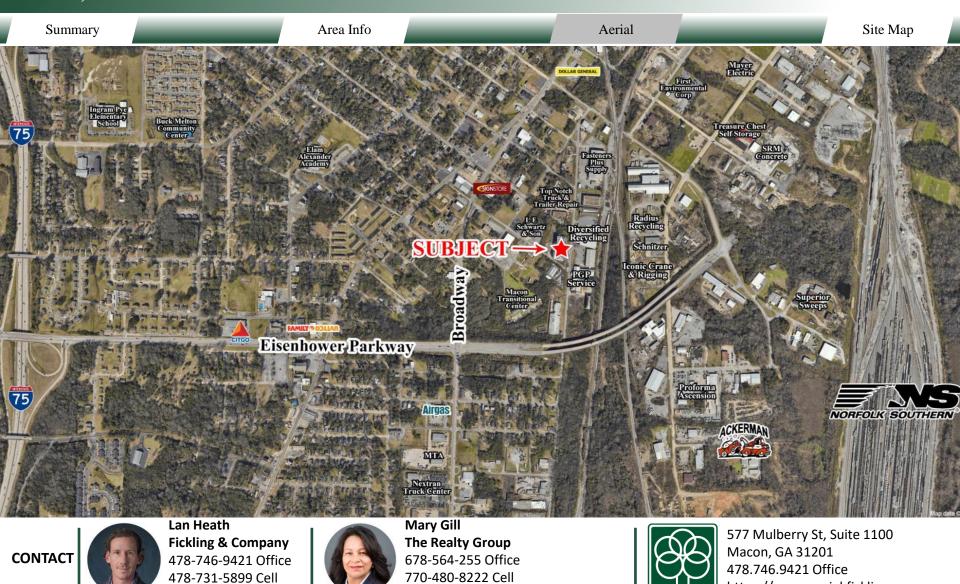
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This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

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