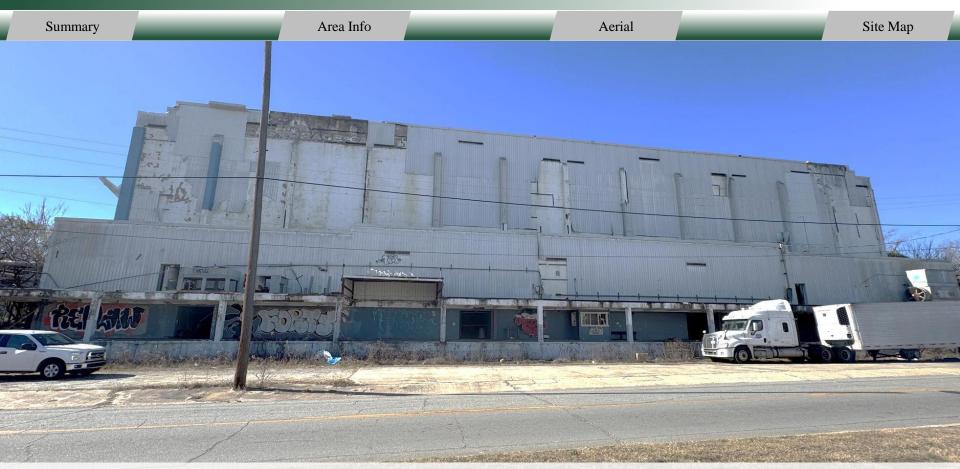
FOR SALE – 91,811 SF Warehouse 1945 Waterville Road Macon, GA 31206





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



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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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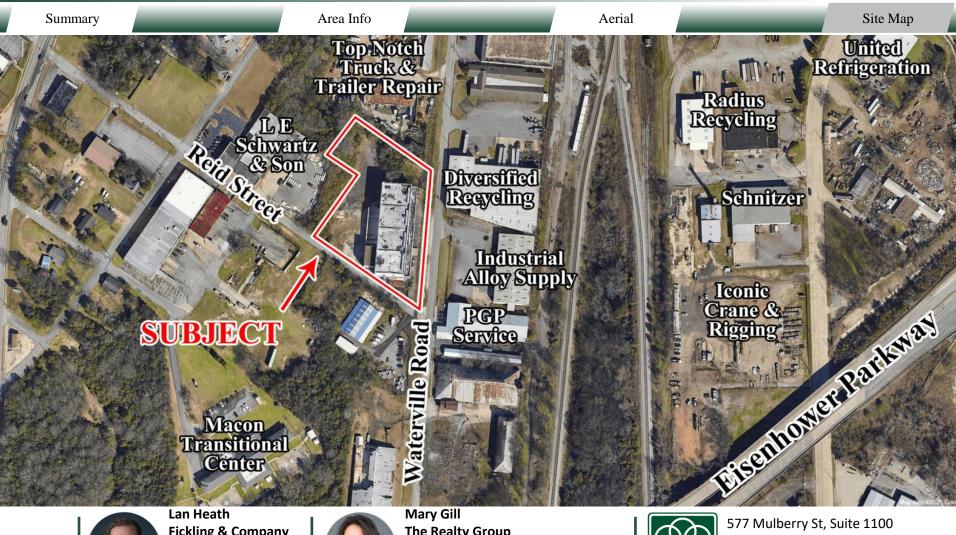


This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

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