

The Cottages on Woolfolk

1215 - 1277 Woolfolk Street | Macon, GA 31217



Property Details	
Property Address:	1215 - 1277 Woolfolk Street Macon, GA 31217
County:	Bibb
Complex Name:	The Cottages on Woolfolk
Year Built:	1964
Number of Buildings:	19 1-Story Duplex Buildings
Total Building Size:	25,175 SF
Number of Units:	38 Units
Unit Mix:	1 Bed, 1 Bath - 4 Units
	2 Bed, 1 Bath - 34 Units
Site	
Site Size:	2.8 Acres
Parcel IDs:	S0720040, S0720041, S0720042, S0720043, S0720044, S0720045, S0720046, S0720047, S0720048, S0720049
Zoning:	R-2
Parking:	Ample
Construction	
HVAC:	All units have Central HVAC but tenants only use Central Heat, Air Conditioning is provided by window units.
Washer/Dryer:	Hookups available in each unit
Utilities:	Electricity & water are individually metered in all units.
Notes:	Units 1271 & 1273 have a combined water meter, Landlord bills tenants separately for water usage. Contact Agent for financials & rent roll.

Reduced Price: \$1,999,000
~~Sale Price: \$2,290,000~~

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

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

The Cottages on Woolfolk

1215 - 1277 Woolfolk Street | Macon, GA 31217

PROPERTY HIGHLIGHTS

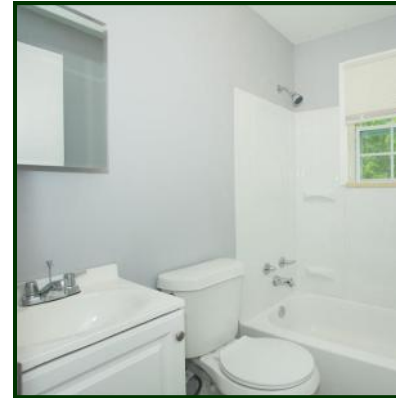
Property Overview: Fickling & Company is pleased offer The Cottages at Woolfolk Development in Macon, GA. The 2.8 acre property is a Class C apartment complex with 19 Duplex buildings (38 units) across ten (10) consecutive land parcels and is well-located to the I-16 & I-75 interchange, Piedmont Hospital, and Downtown Macon. Electric is separately metered. Tenant pays their own electric bill and optional expenses of internet, phone, and security system.

Property Highlights:

- Four (4) one bedroom/one bathroom units, and thirty-four (34) two bedroom/one bathroom units
- Class C apartments

Multiple CapEx improvements to the property have been made to the properties, including:

- Roofs have been replaced on 9 of the buildings
- New vinyl windows in 6 of the buildings
- Complete renovations in 34 of the units, including:
 - New LVP flooring
 - Paint
 - Granite countertops in kitchen
 - New fixtures
 - New hot water heaters
 - New appliances
- Driveways & parking spots are professionally graded & poured asphalt



**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

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

The Cottages on Woolfolk

1215 - 1277 Woolfolk Street | Macon, GA 31217



**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

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

The Cottages on Woolfolk

1215 - 1277 Woolfolk Street | Macon, GA 31217



Building #	Addresses	BD/BA	SF
1	1215 Woolfolk Street	1215: 1/1	1,325 SF
	1217 Woolfolk Street	1217: 1/1	
2	1219 Woolfolk Street	1219: 1/1	1,325 SF
	1221 Woolfolk Street	1221: 1/1	
3	1227 Woolfolk Street	1227: 2/1	1,325 SF
	1229 Woolfolk Street	1229: 2/1	
4	1231 Woolfolk Street	1231: 2/1	1,325 SF
	1233 Woolfolk Street	1233: 2/1	
5	1241 Woolfolk Street	1241: 2/1	1,325 SF
	1243 Woolfolk Street	1243: 2/1	
6	1237 Woolfolk Street	1237: 2/1	1,325 SF
	1239 Woolfolk Street	1239: 2/1	
7	1247 Woolfolk Street	1247: 2/1	1,325 SF
	1249 Woolfolk Street	1249: 2/1	
8	1251 Woolfolk Street	1251: 2/1	1,325 SF
	1253 Woolfolk Street	1253: 2/1	
9	1263 Woolfolk Street	1263: 2/1	1,325 SF
	1265 Woolfolk Street	1265: 2/1	
10	1259 Woolfolk Street	1259: 2/1	1,325 SF
	1261 Woolfolk Street	1261: 2/1	
11	1271 Woolfolk Street	1271: 2/1	1,325 SF
	1273 Woolfolk Street	1273: 2/1	
12	1275 Woolfolk Street	1275: 2/1	1,325 SF
	1277 Woolfolk Street	1277: 2/1	
13	1260 Woolfolk Street	1260: 2/1	1,325 SF
	1262 Woolfolk Street	1262: 2/1	
14	1252 Woolfolk Street	1252: 2/1	1,325 SF
	1254 Woolfolk Street	1254: 2/1	
15	1246 Woolfolk Street	1246: 2/1	1,325 SF
	1248 Woolfolk Street	1248: 2/1	
16	1238 Woolfolk Street	1238: 2/1	1,325 SF
	1240 Woolfolk Street	1240: 2/1	
17	1234 Woolfolk Street	1234: 2/1	1,325 SF
	1236 Woolfolk Street	1236: 2/1	
18	1226 Woolfolk Street	1226: 2/1	1,325 SF
	1228 Woolfolk Street	1228: 2/1	
19	1222 Woolfolk Street	1222: 2/1	1,325 SF
	1224 Woolfolk Street	1224: 2/1	

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

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

The Cottages on Woolfolk

1215 - 1277 Woolfolk Street | Macon, GA 31217



**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

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