

**Retail/Service Building For Sale/Lease**  
**Former Appliance Store**  
**505 Highway 49 N, Byron, GA 31008**



Summary

Area Info

Photos

Floor Plans

Aerial

**Move-In Ready Space for Retail, Showroom, Gym, Service Business, etc.**



**OFFERING PRICE: \$595,000.00**  
**Owner financing available**

**LEASE PRICE: \$4,300.00/Month NNN**  
**(est. Taxes \$250/Month, Insurance \$260/Month,**  
**Total Rent \$4,810/Month)**

**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 505 Highway 49 N  
Byron, GA 31008

**County:** Peach

**Building Size:** 6,000 SF

**Improvements:** Mostly open heated & cooled  
with 2 restrooms and offices  
shown on floor plan

**Overhead Doors:** 1 – 10x10 Ground Level Door

**Clear Ceiling Height:** 16'

**Utilities:** All Available

**Year Built:** 1987 & 2014

**Move in Ready:** Recent upgrades including,  
office, showroom, service area,  
exterior paint and parking lot seal coating

### SITE

**Site Size:** 0.75 Acres

**Parcel ID:** 055D 097

**Zoning:** C-3

**Taxes (City & County):** \$4,052.32 (2025 est.)

**Insurance:** \$3,100 (2025 est.)

**Offering Price: \$595,000.00**

**Owner Financing Available**

**Lease Price: \$4,300.00/Month NNN**

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### NOTES

Previously operated as an appliance store, the 6,000 SF building features high ceilings, an abundance of parking, and a layout well-suited for a wide range of commercial, retail, flex, and light industrial uses. Recent upgrades include an updated office, showroom, service area, exterior paint and parking lot seal coating, providing a clean, move-in-ready presentation for an owner-occupant or tenant.

The property sits on 0.75 acres and is zoned C-3. Zoning accommodates retail, office, service, recreational entertainment, light industrial and many other uses — including showroom, warehouse, service businesses, light manufacturing, distribution, and trade companies. Improvements include office/showroom areas, two restrooms, and a 10' x 10' ground-level overhead door, all supported by full utility availability.

### LOCATION

Ideally situated between the Macon and Warner Robins markets, this location provides direct access to both of Middle Georgia's primary trade areas. Surrounding national and regional retailers include the new Starbucks, Chick-fil-A, Popeyes, as well as Georgia Bob's, Marcos Pizza, Zaxby's, Uniform Outlet, BONWORTH, Hanes Brand Direct, and many other service, warehouse, and retail businesses—contributing to strong visibility and commercial synergy.

#### **Ideal uses include (but are not limited to):**

- Appliance or discount showroom
- Inventory liquidation
- Service companies (HVAC, electrical, plumbing, pest control, security, flooring, etc.)
- Supply/distribution operations
- Retail or flex-space businesses
- Entertainment and fitness (karate studio, dance studio, fitness gym, etc.)

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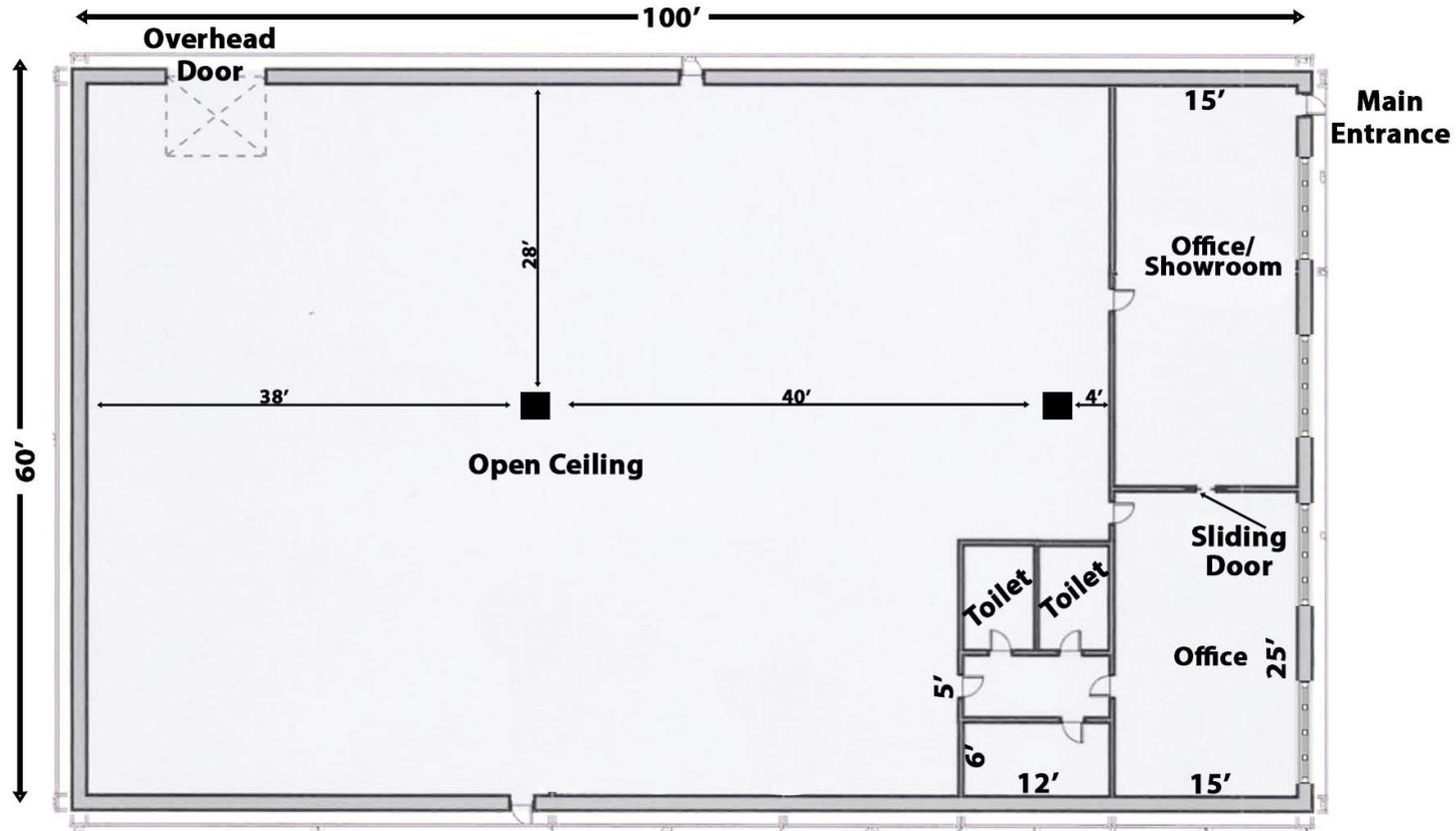
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\*All measurements and all calculations of area are approximate and not guaranteed

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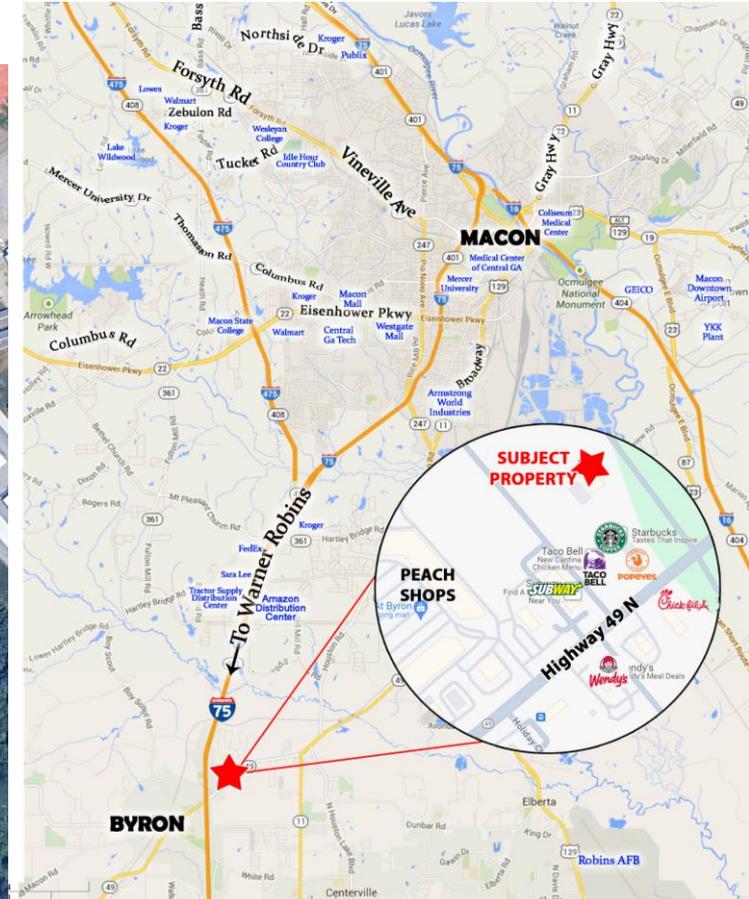
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## AERIAL



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