

Retail Strip Center For Sale
 2296 Pio Nono Avenue (a.k.a. 2324)
 Macon, GA 31206



- Building:** 5,148 SF Stucco façade, block building
 - Suite 1: 972 SF Barber (\$550)
 - Suite 2: 792 SF Tax Office (\$585)
 - Suite 3: 792 SF Tax Office (\$550)
 - Suite 4: 2,592 SF Owner Uses, would lease for \$1,500 for 2 years
- Lot Size:** .41 Acres
- Frontage:** 175' on Pio Nono Ave.
- Zoned:** C-1
- Parking:** 26 Parking Spaces
- Notes:**
- 4 HVAC independent systems (1-1 ton unit, 3-2 ton units). Suite 1 has heat pump, Suite 2,3 & 4 have electric AC and gas heat. Each Unit has a 15 gallon water heater.
 - New Roof - 2001
 - 2 curb cuts off Pio Nono Avenue
 - Call Agent for Rent Roll and Leases

| Income Statement | |
|-----------------------|-----------------|
| <u>Gross Income</u> | <u>\$38,160</u> |
| Expenses | |
| Water | \$960 |
| Lights | \$2,880 |
| Taxes | \$3,900 |
| Insurance | \$3,336 |
| Vacancy (5%) | \$1,908 |
| Repairs (5%) | \$1,908 |
| Total Expenses | \$14,892 |
| NOI | \$23,268 |

Sale Price: \$220,000

**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