

**BUSINESS RELOCATING
SHOWROOM / SERVICE BUILDING
1205 Hightower Road · Macon, GA**

**SELLER
MOTIVATED**



- Building Size:** 7,700 SF Truck Repair Building plus a second 11,000 SF Building with Showroom, Offices and Warehouse Area.
- Lot Size:** 2.82 Acres
- Built:** 1956 and 1988
- Ceiling Height:** 14'-18'
- Zoning:** C-2 (General Commercial)
- Utilities:** City water, Sewer, Electric, Gas
- Estimated Expenses:** Taxes: \$2,600(both parcels)
Insurance \$2,000
- Fence:** Front is fenced
- Cranes:** Two overhead cranes can remain
- Rollup Doors:** 7,700 SF Building has 10-12'x15' (high) Overhead Doors
- Location:** Property is located in South Bibb County near Pio Nono Ave and Eisenhower Pkwy Intersection and convenient to I-75.



Reduced Price: \$225,000

~~**Sale Price: \$295,000**~~

Lease Price: \$4,500/month(Plus taxes & Insurance)

Contact

Larry E. Crumbley, CPM, CCIM, SIOR
Phone: 478-746-9421 Cell: 478-737-3381
Email: lcrumbley@fickling.com

For detailed property information see www.lcrumbley.com

Commercial Division
577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
(478) 742-2015 FAX

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DEMOGRAPHICS - 2015

	1 Mile	3 Mile	5 Mile
Population	8,711	50,285	85,982
Median Age	33.9	33.1	33.8
Average HH Income	\$31,608	\$35,124	\$43,278
VPD Traffic - Pio Nono Ave			19,000
VPD Traffic - Hightower Rd			1,860

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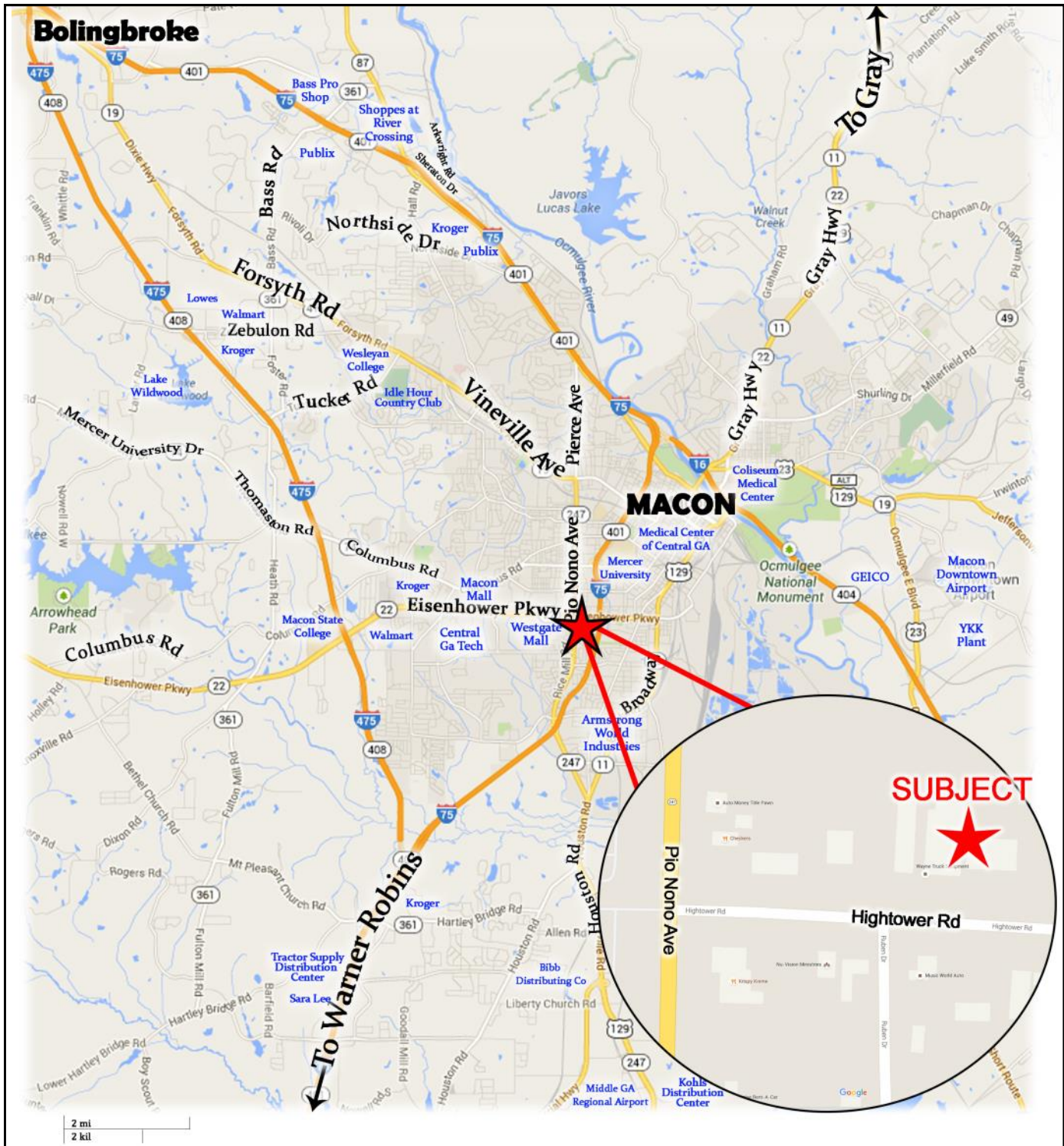
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