

Office Building
2465 Hillcrest Ave (Patterson St)
Macon, GA 31204



Building Size: 6,000 SF Building

Location: Located on Hillcrest Ave and Patterson St

Lot Size: .78 Acres - Property consists of:

- 2465 Hillcrest Ave. - .22 Acres with 6,000 SF building
- 826 Patterson St. - .31 Acres
- 848 Patterson St. - .16 Acres
- 862 Patterson St. - .09 Acres

Built: 1965

Parking: Ample parking. The half acres of additional land is being cleared for additional parking.

Utilities: All available

Zoning: R-2

Assessed Value: \$231,184

Property Taxes: Non-profit

Current Use: Currently owner occupied by Cooperative Baptist Fellowship which will be relocating. Ideal for another non-profit, general office use or meeting space

Nearby Businesses: Family Dollar, Metro PCS, United States Post Office, and U-Haul



Sale Price: \$195,000

**FOR MORE
INFORMATION
CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR
478-746-9421 (O) | 478-737-3381 (C)
lcrumbley@fickling.com

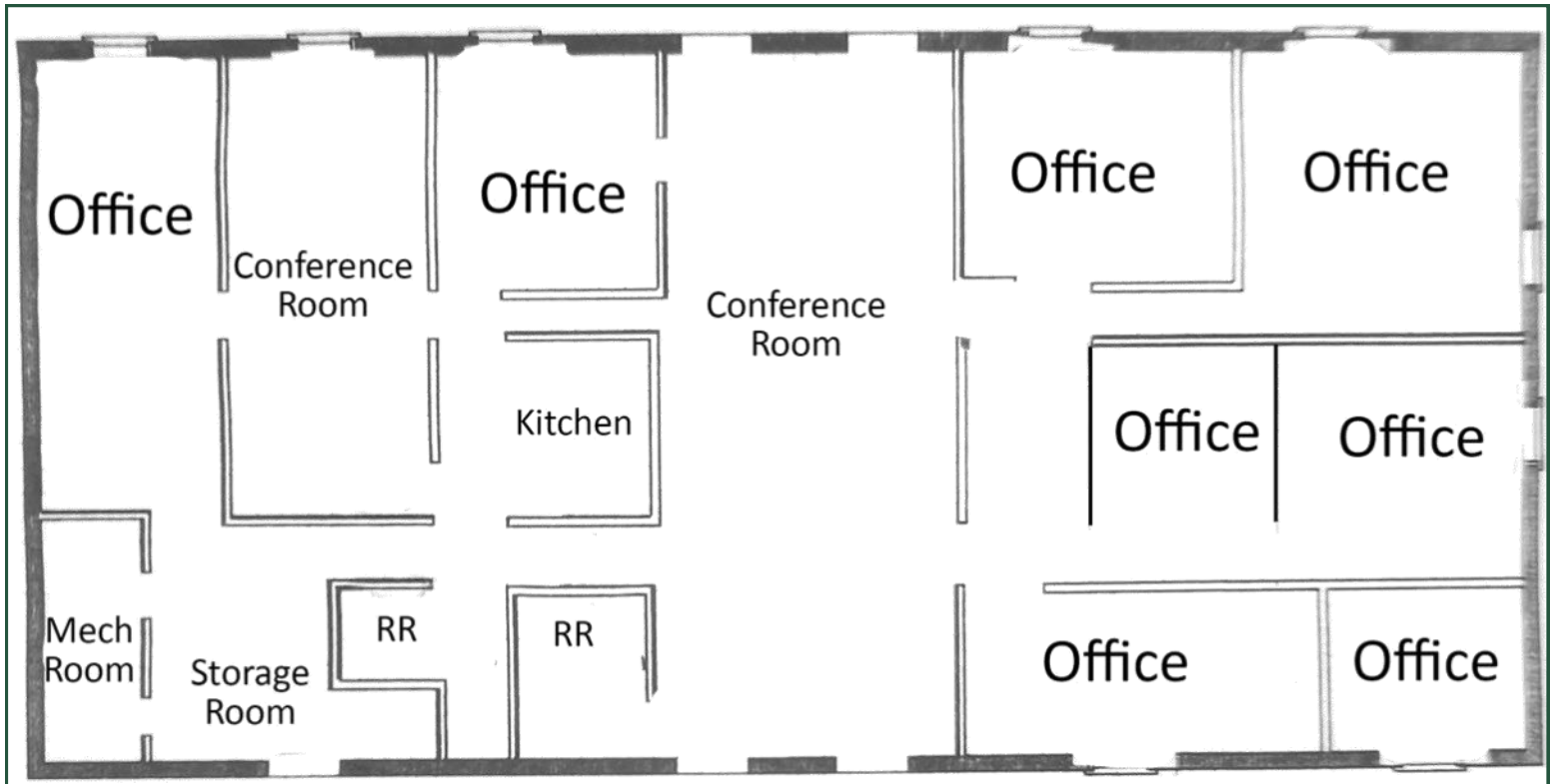


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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
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Approximate Floorplan



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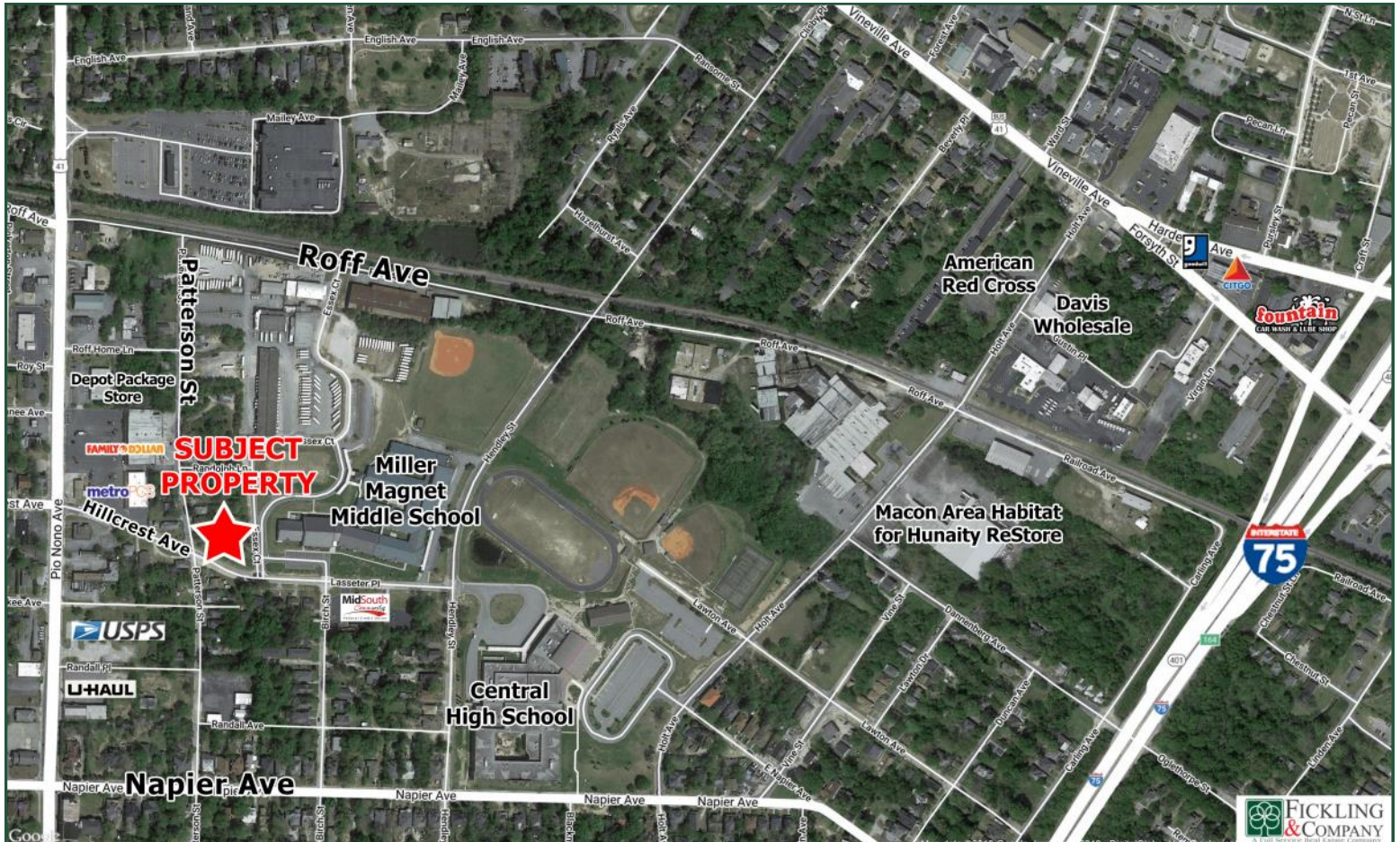


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DEMOGRAPHICS

| 2018 | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|----------|
| Population | 9,283 | 52,850 | 95,241 |
| Median Age | 36.5 | 35.1 | 34.5 |
| Average HH Income | \$37,322 | \$46,128 | \$50,375 |

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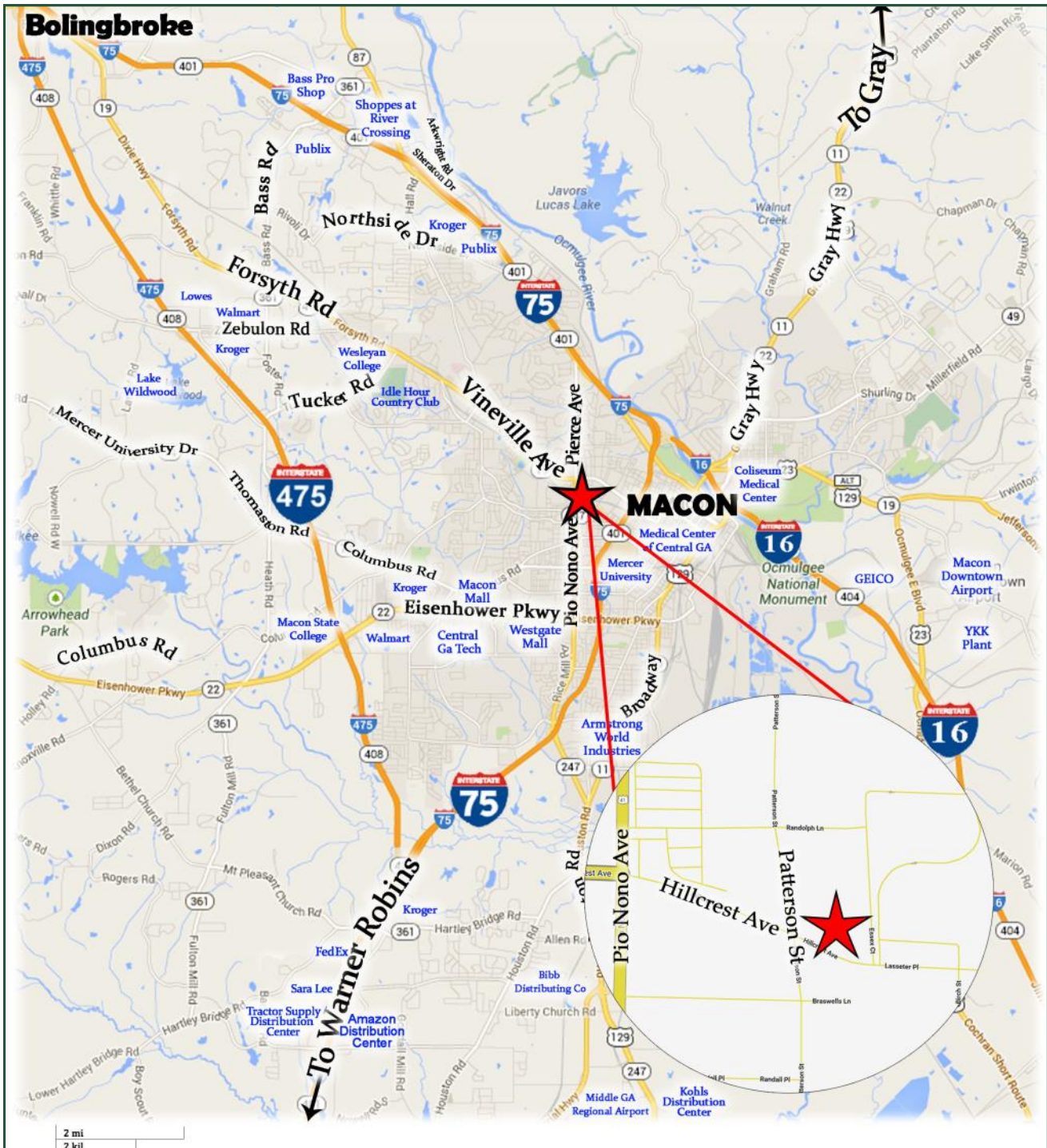
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