

Downtown Office Building
 165 First Street
 Macon, GA 31201



Description: Downtown office building located in Macon’s central business district with ample parking

Building Size: 7,556 SF
 Top Floor: 5,194 SF (Main level)
 2nd Floor: 2,362 SF (Second level)

Amenities: 1,500 sf unfinished lower level also available for storage or office conversion. (Flooded in 1994)

Lot Size: .31 Acres

Built: 1959 with addition in 1989

Zoning: CBD-2, Central Business District

Utilities: All electric

Traffic: 4,100 Vehicles per day

Property Taxes: \$6,561.91 (2019)

Improvements: Flat built-up roof, stucco and brick exterior walls

Neighbors: Cadence Bank, Garrett Wood Hall & Associates, UGA Extension Office, Mike Hostilo Law Firm, BB&T, Forrest B. Johnson & Associates Attorney’s

2019	1 mile	3 mile	5 mile
Population	6,351	39,493	83,281
Median Age	33.2	35.4	35.4
Avg. HHI	\$52,019	\$39,533	\$45,618

~~**Sale Price: \$375,000**~~

Reduced Price: \$349,000

**FOR MORE
 INFORMATION
 CONTACT**

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

Elizabeth Mixon
 478-746-9421 (O)
 478-361-2005 (C)
 emixon@fickling.com

commercial.fickling.com

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

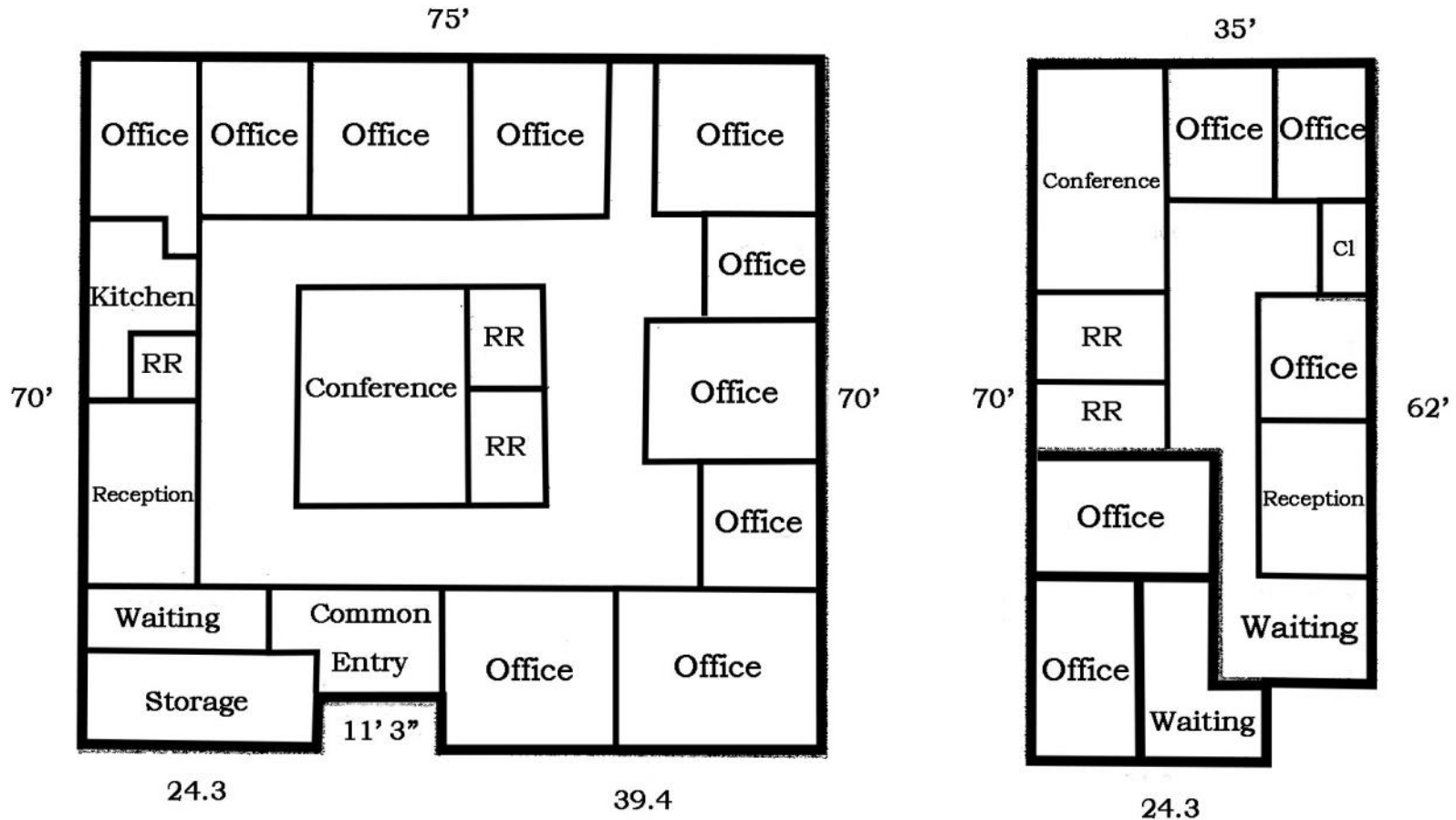
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

Downtown Office Building
 165 First Street
 Macon, GA 31201

BUILDING SKETCH

Top Floor
 5,194 SF

2nd Floor
 2,362 SF



**FOR MORE
 INFORMATION
 CONTACT**

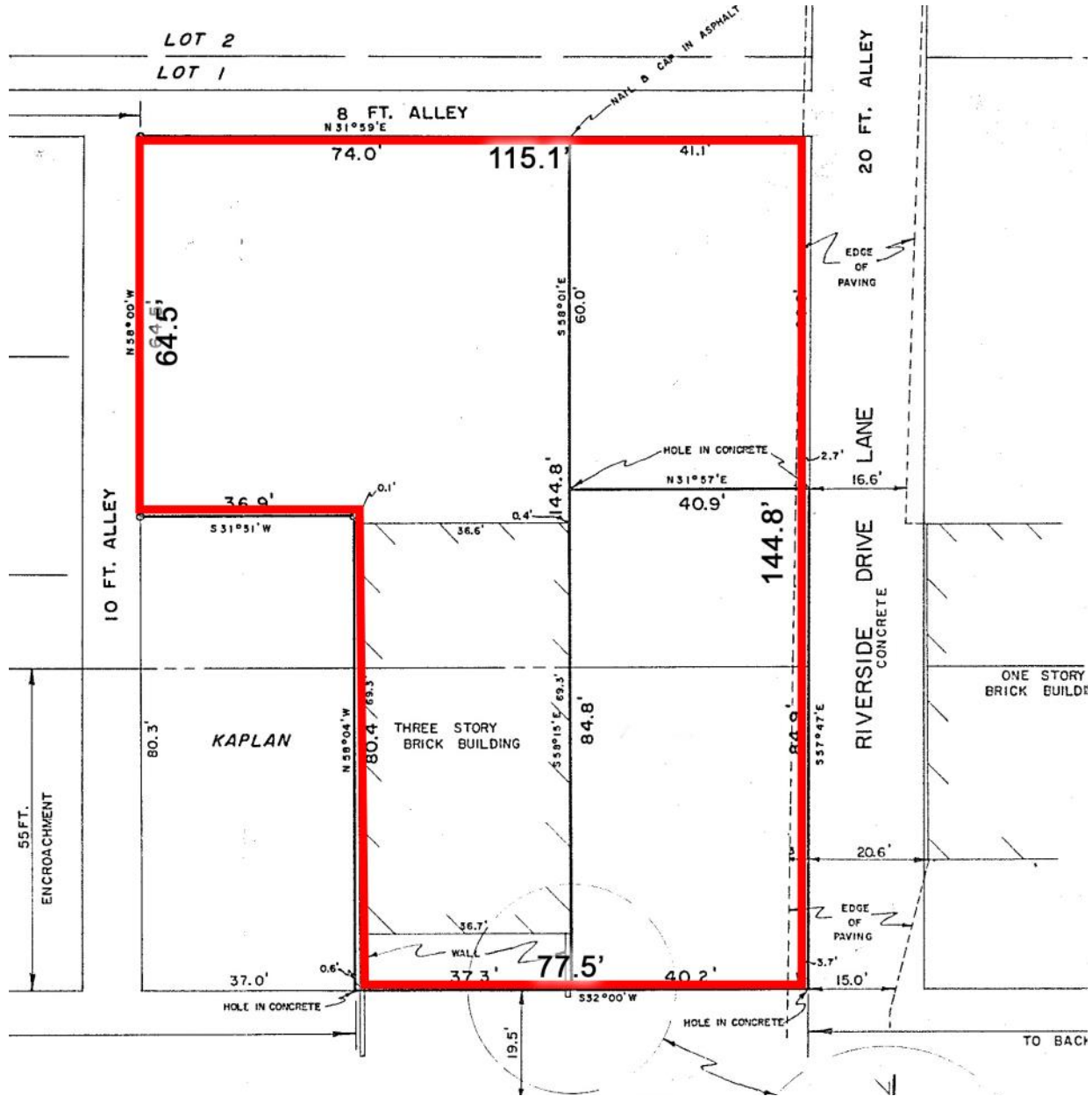
Larry E. Crumbley, CPM, CCIM, SIOR
 478-746-9421 (O)
 478-737-3381 (C)
lcrumbley@fickling.com

Elizabeth Mixon
 478-746-9421 (O)
 478-361-2005 (C)
emixon@fickling.com

commercial.fickling.com

Downtown Office Building
 165 First Street
 Macon, GA 31201

PLAT



**FOR MORE
 INFORMATION
 CONTACT**

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

Elizabeth Mixon
 478-746-9421 (O)
 478-361-2005 (C)
emixon@fickling.com

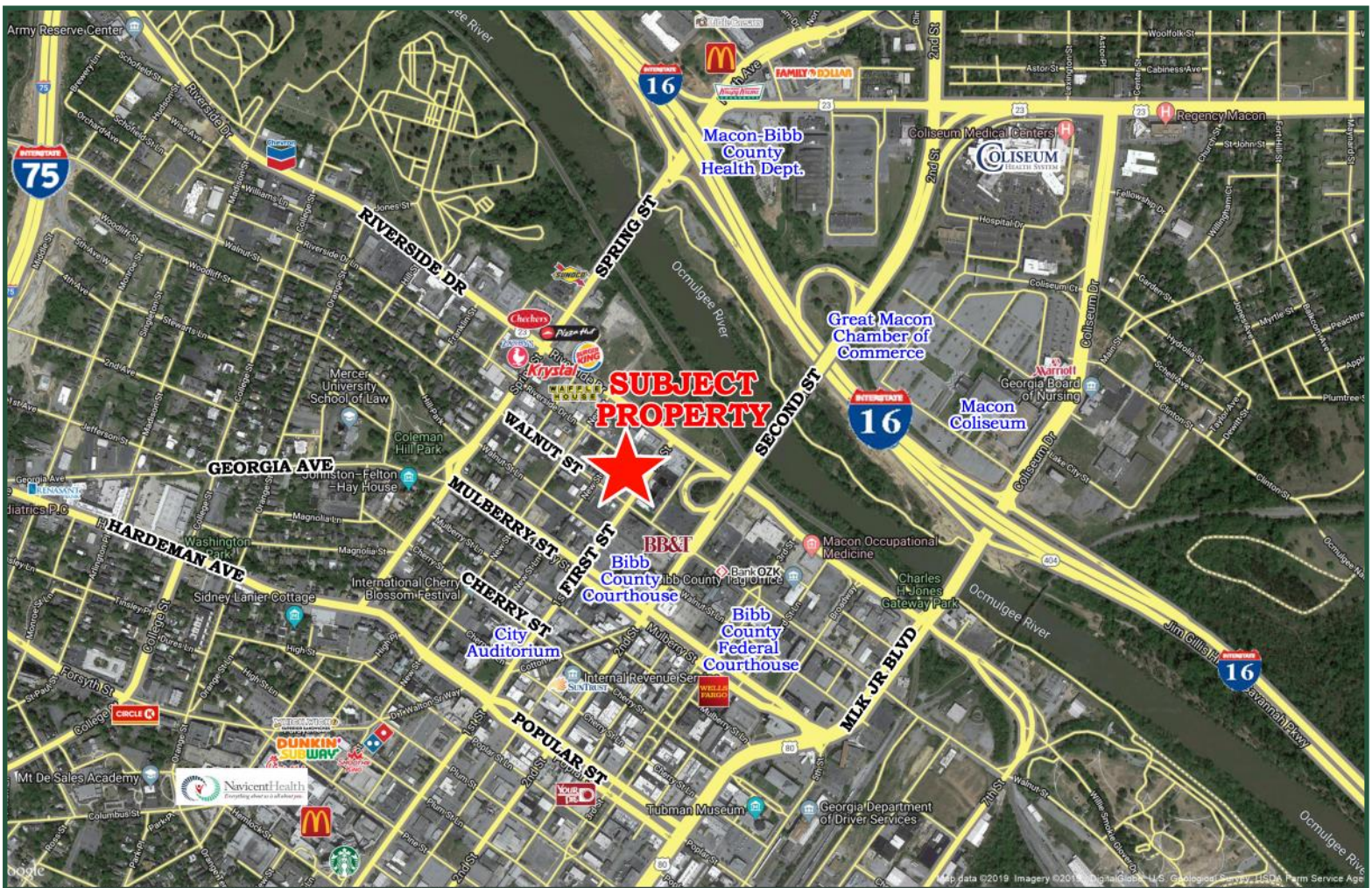
commercial.fickling.com

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

Downtown Office Building

165 First Street
Macon, GA 31201



**FOR MORE
INFORMATION
CONTACT**

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

Elizabeth Mixon
478-746-9421 (O)
478-361-2005 (C)
emixon@fickling.com

commercial.fickling.com

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