

Office Building For Sale

668-686 First St. & 693 Pine St.
Macon, GA 31201



Building Size: 11,905 SF
Lot Size: .67 Acres
Zoning: CBD-2
Taxes: \$4,021.33 (2019 est.)
Year built: 1967
Signage: Pylon sign on First St.
Parking: 50 spaces
Location: Property is located at the northeast corner of First Street and Pine Street. The Medical Center/Navicent Health is cater-cornered on the southwest corner of First Street and Pine Street.

Suite #	668	682	684	686	693 (lower)	693 (upper)
SF	1,870	1,270	3,415	1,030	1,960	1,960

Description: Ideal for a doctor's office, hospital supplier, or any medical use. The office building is approximately 11,905 SF in size, with 4 offices (suites 668-686: 7,585 SF) on 1st floor with First Street access, and 1 office (suite 693: 3,920 SF evenly split between two stories) with Pine Street access. The 5 offices can be all combined for a single tenant or separated for multiple tenants. There is also 400 SF of common area included.

Notes: Currently there is one tenant, Adapt Health (month to month lease).

Reduced Price: \$725,000
~~Sale Price: \$800,000~~

**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 | georgiacommercialrealestate.net

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

Office Building For Sale
668-686 First St. & 693 Pine St.
Macon, GA 31201

Aerial



2022	1 mile	3 mile	5 mile
Population	7,672	41,830	84,764
Avg. HHI	\$40,974	\$37,472	\$45,328
Median Age	35.6	36.9	36.5

**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 | georgiacommercialrealestate.net

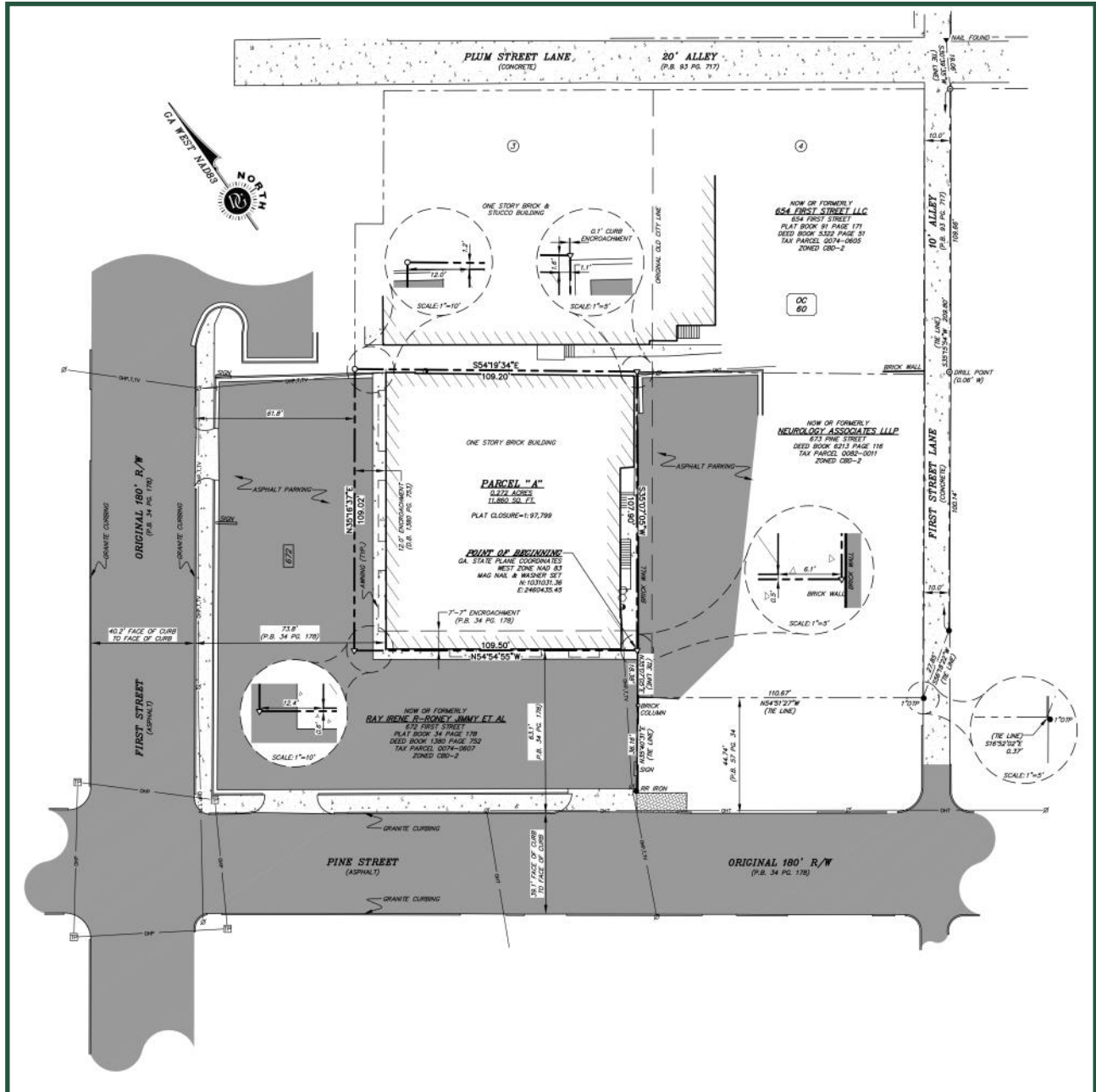
577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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

Office Building For Sale

668-686 First St. & 693 Pine St.
Macon, GA 31201

Survey



**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 | georgiacommercialrealestate.net

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