

STOREFRONT RETAIL / OFFICE BUILDING



**1922 Riverside Drive
Macon, Bibb County, Georgia 31201**

SALES PRICE: \$95,000

CONTACT:

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EXCLUSIVE AGENT
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PROPERTY OVERVIEW

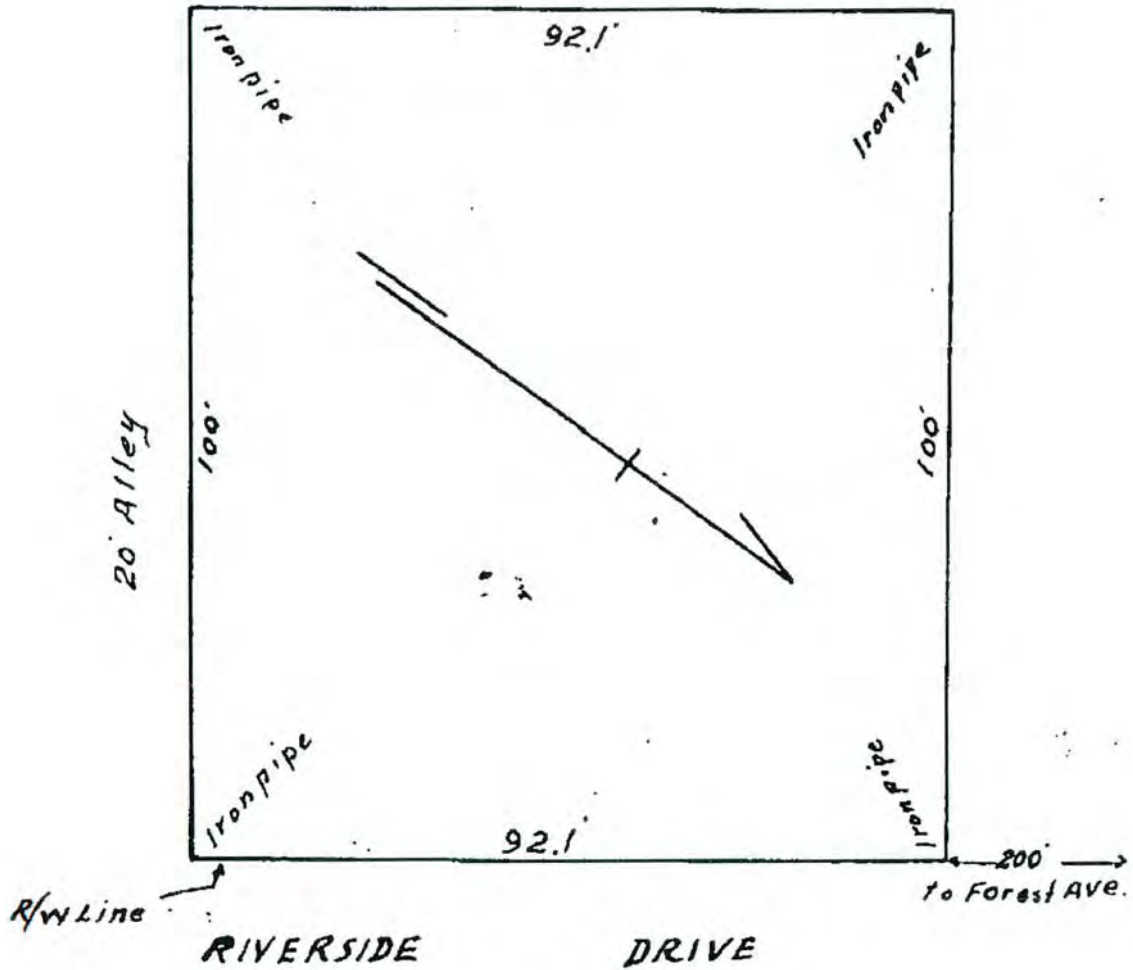
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LOCATION:	Subject property located near the signalized intersection of Ingleside Avenue & Riverside Drive.
BUILDING INFORMATION:	2,564± SF Retail / Office Building - Building once had three units. Last tenant partitioned into one unit.
YEAR BUILT:	1985
LAND AREA:	<ul style="list-style-type: none">.21 Acres92.1' road frontage
ROOF:	Flat built-up roof with a metal mansard roof façade.
CEILING:	Acoustical tile
LIGHTING:	Fluorescent fixtures
FLOORING:	Tile
HVAC:	Central heat and air conditioning
PARKING:	Asphalt paved parking lot with two curb cuts; 12 parking spaces
UTILITIES:	All public utilities serve the site.
ZONED:	C4
AVERAGE DAILY TRAFFIC COUNT:	17,900 VPD
PROPERTY TAX:	\$1,900±
SALES PRICE: \$95,000	



PLAT

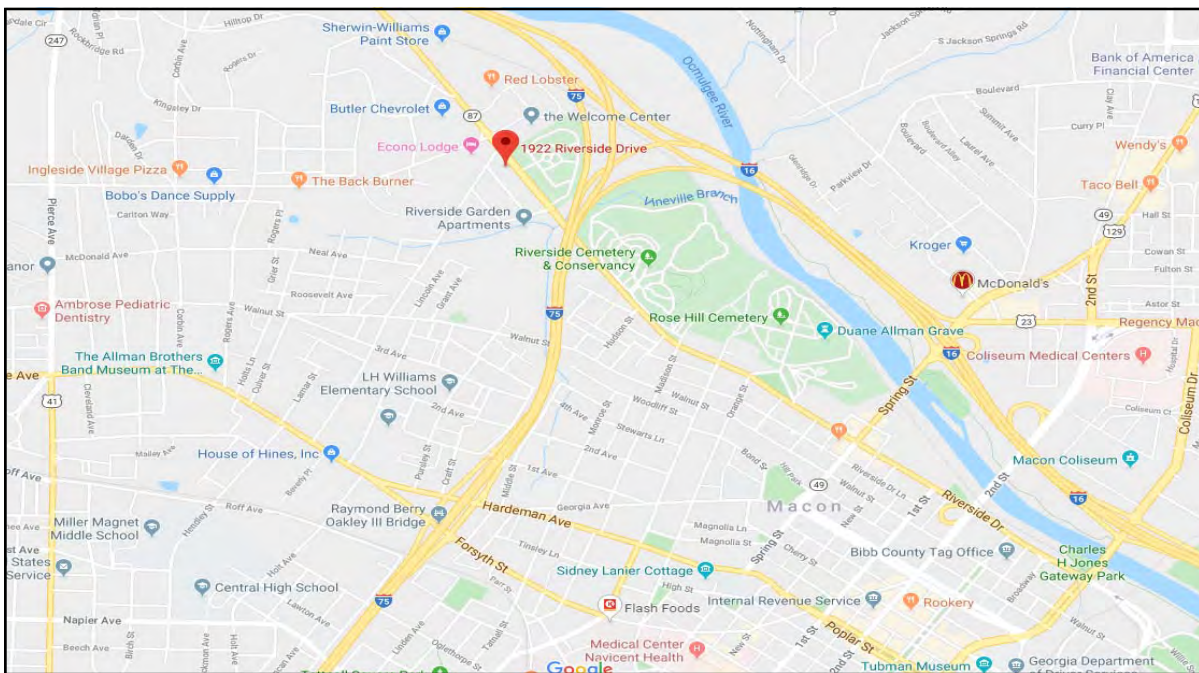
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LOCATION MAPS

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EBERHARDT & BARRY

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DEMOGRAPHICS

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