



FOR SALE OR LEASE

192 New Street

Downtown Macon, Bibb County, Georgia 31201



3,510± SF • .14± ACRES

STORE FRONT RETAIL / WAREHOUSE

SALES PRICE: \$159,000

LEASE RATE: \$1,200/MONTH, NNN

CBCMACON.COM

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CBCWORLDWIDE.COM

COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Created 6/11/20



PROPERTY OVERVIEW

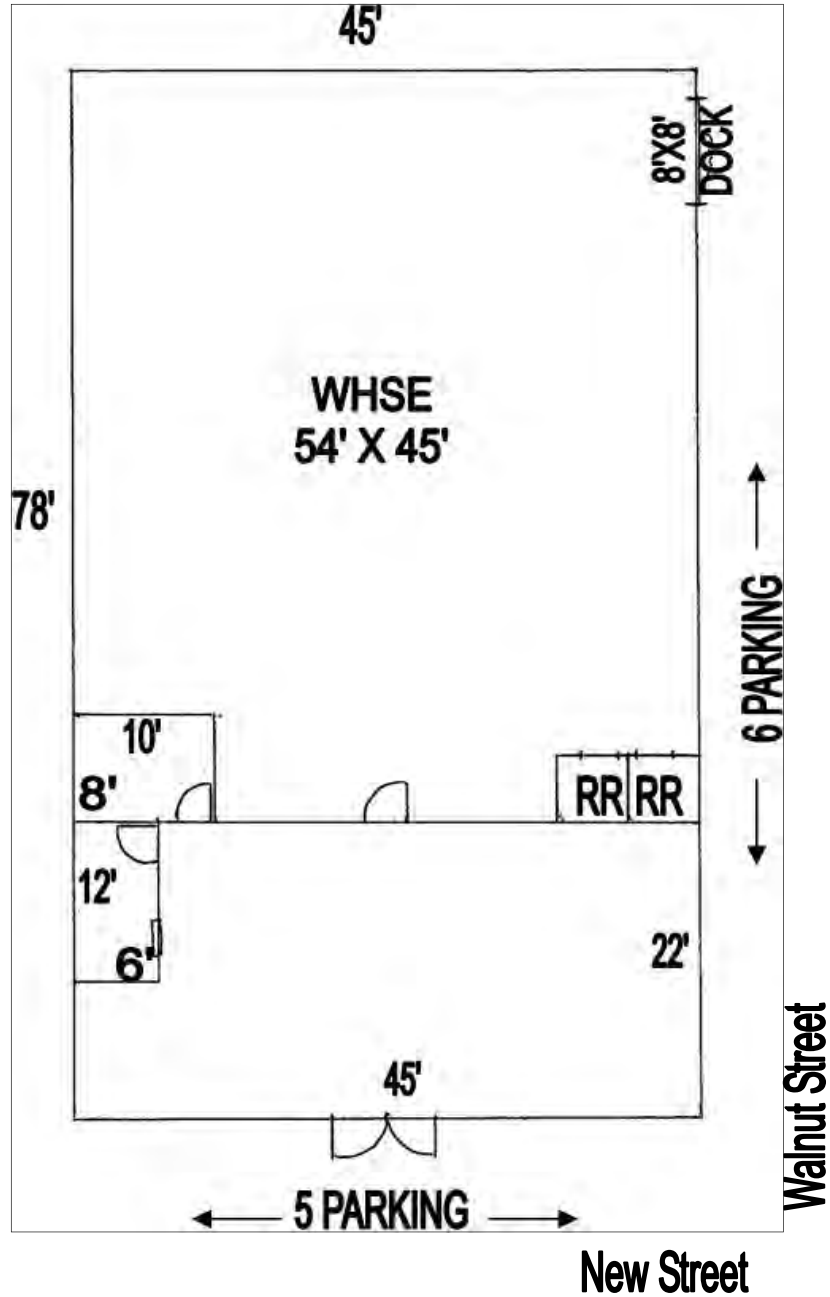
192 New Street
Macon, Bibb County, Georgia 31201

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| LOCATION: | Subject property is located downtown Macon at the signalized intersection of New Street & Walnut Street. |
| BUILDING INFORMATION: | 3,510± SF Store Front Building <ul style="list-style-type: none">- 1,060± SF Showroom and private office- 2,450± SF Warehouse (heated) |
| TRUCK LOADING: | One 8' X 8' dock door |
| SIGNAGE: | <ul style="list-style-type: none">• Excellent signage on building• 4' X 6' Pylon sign on corner New Street & Walnut Street |
| ACREAGE: | <ul style="list-style-type: none">• .14± Acres• 69' frontage on New Street; 90' frontage on Walnut Street |
| CONSTRUCTION: | Brick |
| LIGHTING: | Fluorescent |
| YEAR BUILT: | 1965 |
| CEILING HEIGHT: | 14' |
| UTILITIES: | All public utilities serve the site. |
| PARKING: | Eleven (11) paved parking spaces |
| ZONED: | CBD-2 |
| SALES PRICE: \$159,000 LEASE RATE: \$1,300/MONTH, NNN | |



FLOOR PLAN

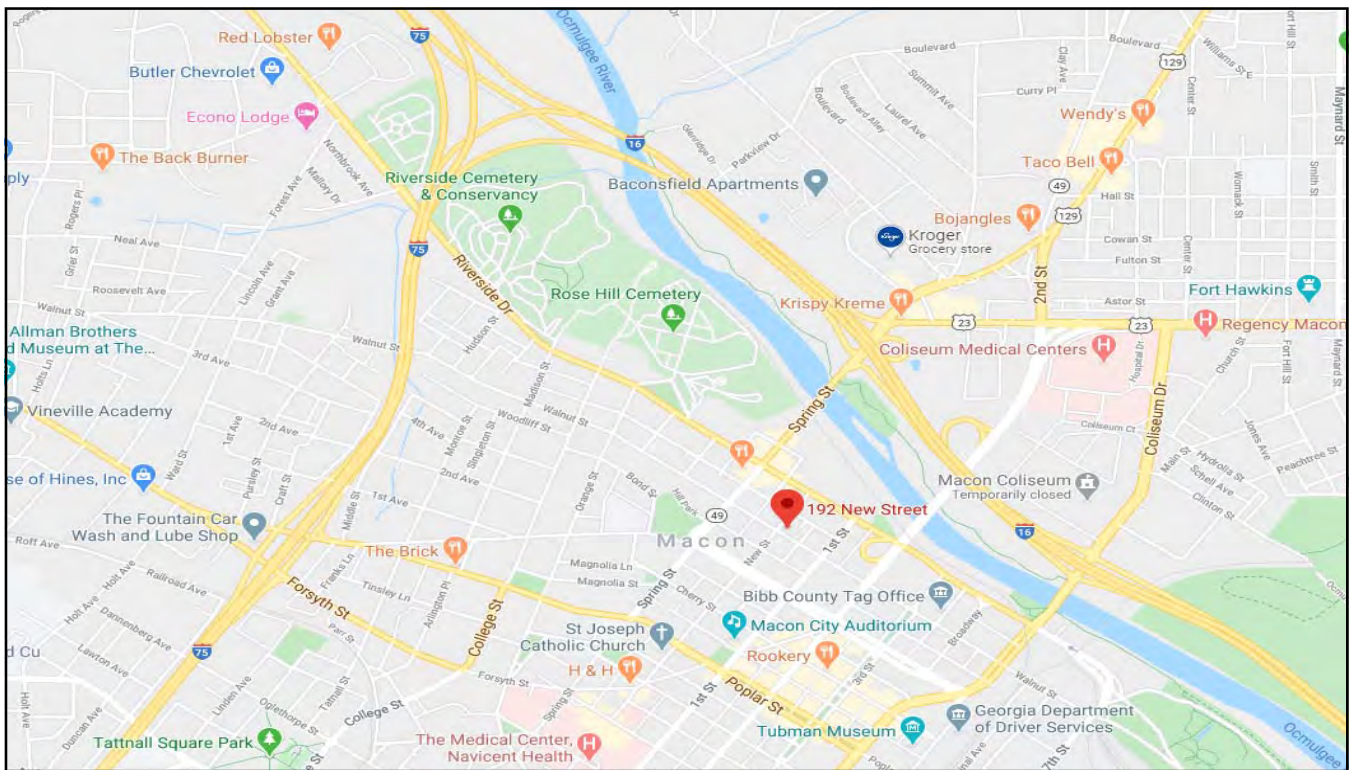
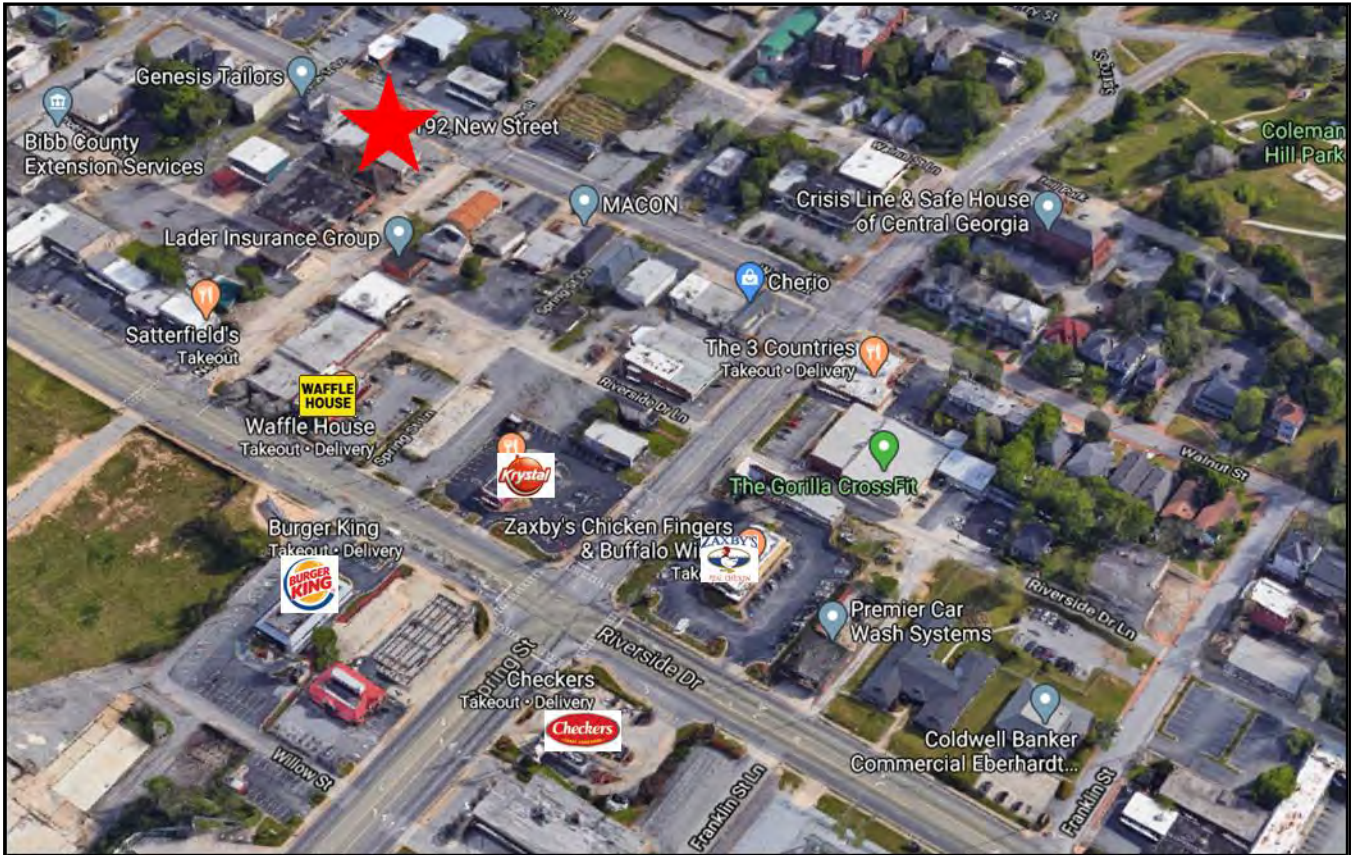
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MAPS

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DEMOGRAPHICS - BIBB COUNTY

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