

Burke Mansion

5-Room Bed & Breakfast in Macon, GA

 **FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com

REDUCED PRICE!

Proprietor/Owner Relocating!



INVESTMENT OPPORTUNITY - 1085 GEORGIA AVE., MACON, GEORGIA



CONTACT AGENT FOR DETAILS!

5-ROOM BED & BREAKFAST | ASKING PRICE: ~~\$2,000,000~~

**FOR MORE
INFORMATION
CONTACT**

Wendy Pierce
478-746-9421 (Office)
478-335-1254 (Cell)
wpierce@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

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Executive Summary

Fickling & Company, Inc., as exclusive advisor, is pleased to present the opportunity to acquire Burke Mansion. Originally built in 1887, the property is located at 1085 Georgia Avenue, Macon, GA and is a profitable 5-guest room Boutique Bed and Breakfast. The total building square footage of the main building is approximately 11,000 sf* and the Cottage is approximately 1,836 sf*. The buildings are situated on approximately .33 acres of land.

Burke Mansion is a beautifully constructed Queen Anne Victorian bed & breakfast, with a separate newly renovated carriage house (the Cottage). Each room/suite is uniquely decorated all in keeping with the Property's rich historic significance. Located in the heart of downtown Macon, Burke Mansion is the perfect place to relax and unwind after a day of exploring Macon's rich history, beautiful architecture, soulful

music heritage or historic museums. Near local attractions include the Ocmulgee National Monument, Georgia Sports Hall of Fame, Tubman Museum, Museum of Arts and Sciences, Museum of Aviation and the Allman Brothers Museum. Burke Mansion is also close to many river walking trails, breweries, art galleries, museums and golf courses. Unique tourist attractions such as the International Cherry Blossom Festival, Ocmulgee Indian Mounds, Ocmulgee Heritage Trail and Lake Tobosofkee beaches and waterpark have both nature and adventure enthusiasts repeatedly coming back! The many activities of Macon and surrounding areas have made Macon the ideal destination for any season.

**Square footages may vary as they have been gathered from multiple sources. It is the responsibility of the potential buyer to fully investigate this information and determine the correct information. Square footage shown includes 1st and 2nd floors which are finished as well as an unfinished 3rd*



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Reasons to Buy

- TURNKEY INVESTMENT - Sale Price includes FF&E
- Ideal location logistically in the center of the State and easily accessible from 2 major interstate systems – I-75 and I-16
- Very Limited bed & breakfast or inn competition in Macon
- Strong market position and reputation
- Listed on the “National Register of Historic Places”

Investment Highlights

- Currently has 5 uniquely decorated rooms, including one that is adjoining and can be used as a 2-bedroom suite for a family
- Superior location, a short walk to dozens of great restaurants, bars, shops and attractions
- Many options for owner/innkeeper living quarters (in main house, Cottage or finishing the 3rd floor to create +/- 4,400 sf of living quarters)
- #1 Rated and only 5-star B&B in Middle Georgia (TripAdvisor) with many reputable awards and accolades (AAA, TripAdvisor, Booking.com among many others)
- Macon’s first and only B&B



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CONFIDENTIALITY REGISTRATION AGREEMENT

PROPERTY

Fickling & Company (F&C) has been retained on an exclusive basis by Owner, (the "Owner") with respect to the offering for sale of **Burke Mansion, 1085 Georgia Ave., Macon, GA 31201** (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to F&C. All fees due F&C in connection with the sale of the Property shall be paid by the Owner. Potential Purchaser agrees that owner shall be responsible for paying only the fees as listed in a separate written agreement to agents representing Potential Purchaser.

F&C has available for review certain information concerning the Property ("Informational Materials"). F&C will not disclose such Informational Materials to Potential Purchaser unless and until the Potential Purchaser has executed this Agreement. In connection with the possible purchase of the Property subject to the following conditions.

1. Potential Purchaser agrees to keep all information not otherwise publicly available strictly confidential. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without F&C written consent and must be returned to F&C immediately upon F&C's request or when the Potential Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Property. Potential Purchaser agrees to obtain related parties consent to maintain confidentiality.
3. The Potential Purchaser understands and acknowledges

If in agreement with the foregoing, please return one signed copy of this agreement to Fickling & Company Inc.

Attention: Wendy Pierce. Fax (478) 742-2015, 577 Mulberry Street, Suite 1100, Macon, Georgia 31201.

POTENTIAL PURCHASER

I AM A BROKER acting as principal

ACCEPTED AND AGREED TO

THIS _____ DAY OF _____, 2018

(SIGNATURE)

NAME: _____

TITLE: _____

EMAIL: _____

that F&C and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to F&C by others and has not been independently verified by F&C and is not guaranteed as to completeness or accuracy.

4. The Potential Purchaser hereby indemnifies and holds harmless F&C and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement including, without limitation, claims for brokerage commissions from any agent representing Potential Purchaser.
5. Potential Purchaser will not contact directly any of the owners employees, suppliers, or tenants.
6. The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner or F&C against Potential Purchaser prior thereto.

COMPANY: _____

ADDRESS: _____

PHONE NUMBER: _____

FAX NUMBER: _____