

# OFFICE BUILDING FOR SALE

300 Northside Crossing  
Macon, GA 31210



**BUILDING SIZE:** 3,134 square feet including 2,124 square feet on the main level and 1,010 square feet on the second level.

**DESCRIPTION:** The subject property is a “pad” site within an office condominium complex and as such, does not have frontage on a public thoroughfare. Access is from the complex street system and parking areas. Framing and exterior walls with brick veneer over wood framing, with EIFS on the eaves and dormers.

**ROOFING:** Asphalt shingle.

**INTERIOR WALLS:** Painted drywall.

**CEILINGS:** Mostly suspended acoustical ceilings on the main level, and drywall on the second floor.

**LIGHTING:** Flush fluorescent and recessed incandescent.

**PLUMBING FIXTURES:** There are two 3-fixture restrooms and a sink in the break room.

**HEAT/COOLING:** Central

**ZONING:** R-3, Multi-family residential. Office is a permitted use.

**YEAR BUILT:** 2007

**TAXES:** \$4,742.46 (2018)

**SALE PRICE: \$330,000**

**FOR MORE  
INFORMATION  
CONTACT**

**Paul Laneback**, Commercial Sales & Leasing  
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478-361-3190  
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**commercial.fickling.com**

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**ENTRY**



**HALLWAY**



**OFFICE**



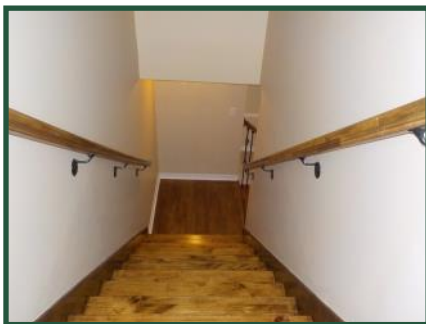
**OFFICE**



**CONFERENCE ROOM**



**BREAK ROOM**



**SECOND FLOOR STAIRWAY**



**OFFICE UPSTAIRS**



**COMMON PARKING**

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