

INVESTMENT PROPERTY FOR SALE

125 PLANTATION CENTRE
DRIVE S. BUILDING 900
MACON, GA 31210
BIBB COUNTY

ASKING PRICE
\$589,000



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PROPERTY INFORMATION

- 4,254 SF building situated on .14 acre
- Built in 1998
- Zoned: PDE
- Conveniently located in an excellent location near Zebulon Road and Interstate 475 (Exit 9).
- Ample parking in office complex
- Two suites- fully occupied
- Roof
 - Half replaced in 2012
 - Half replaced in 2018



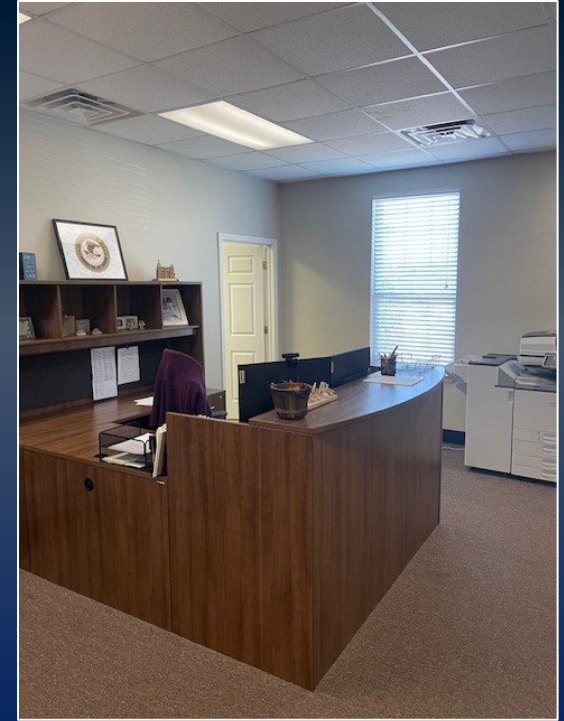
PROFORMA 125 S. Plantation Centre Dr #900

Income:		
Macon Rehabilitation & Performance Center		
Approx 3000 sq ft		
Will sign new 5 year lease at closing x \$3000 per mo		\$36,000
Nelson Mullins Law Firm		
Approx 1300 sq ft		
Lease expires Feb, 2025 (three one year leases)		
\$2,050 per mo		\$24,600
	Gross Income	\$60,600
Expenses:		
Taxes:	\$4,610 (2023)	
Insurance:	\$2,000 (approx.)	
Common Area Mnt:	\$6,792	
Misc:	\$2,000 (estimated)	
Water:	\$1,200	
Total Expenses:	\$16,600 (rounded)	
		<u>NET INCOME: \$44,000</u>

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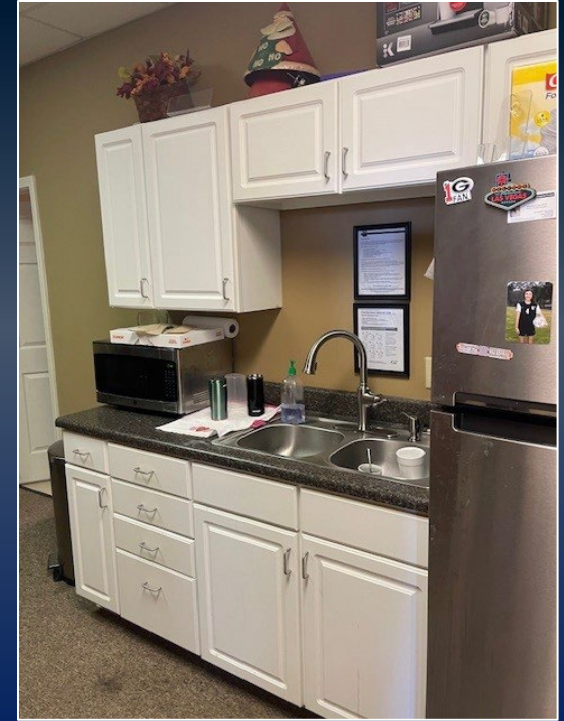
PROPERTY PHOTOS



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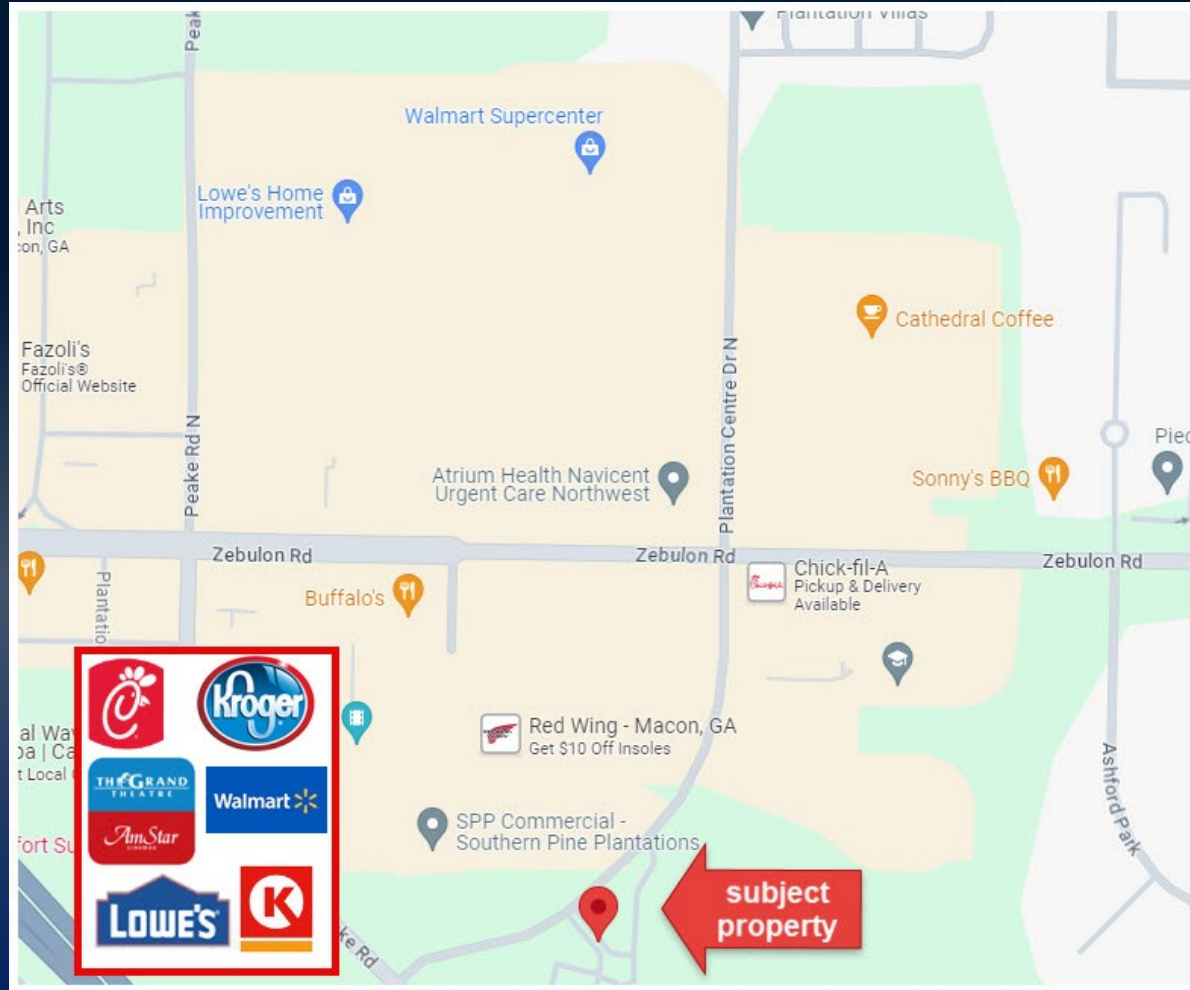
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MAP

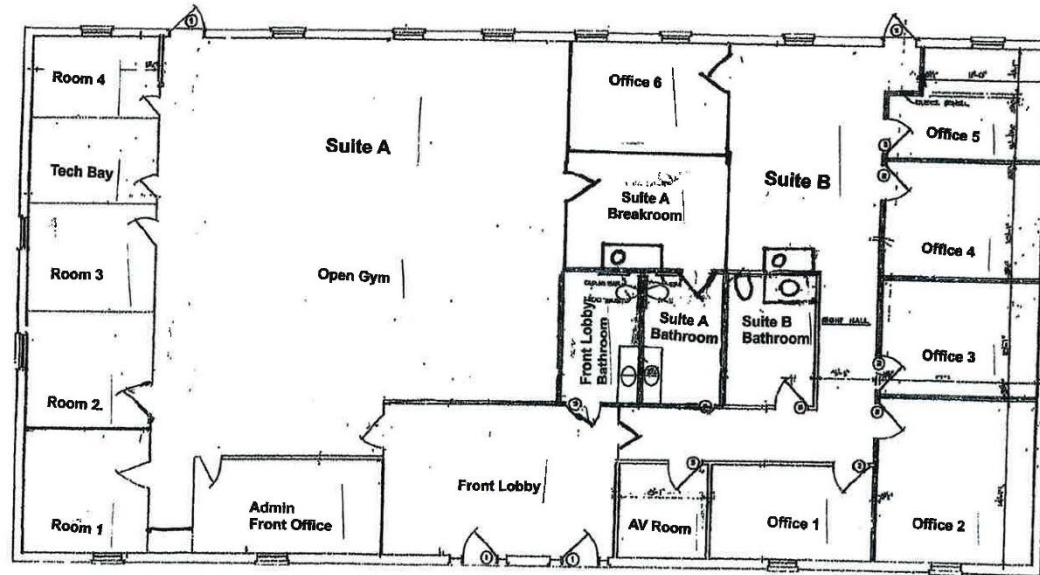


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FLOOR PLAN

125 Plantation Centre Dr. South, Building 900
Macon, Georgia 31210



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