

# INVESTMENT PROPERTY FOR SALE

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

ASKING PRICE  
\$589,000



KING KEMPER, CCIM C: 478.957.1920  
KKEMPER@THESUMMITGROUPMACON.COM  
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210  
O: 478.750.7507  
WWW.THESUMMITGROUPMACON.COM



## 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 a new 5-year lease at closing x \$3000 per Mo \$36,000

Nelson Mullins Law Firm

Approx 1,500 sq ft

Lease expires Feb 2028

\$2,050 per Mo \$24,600

Gross Income \$60,600

#### Expenses:

Taxes: \$4,610 (2024)

Insurance: \$2,000 (approx.)

Common Area Mnt: \$6,792

Misc: \$2,000 (estimated)

Water: \$1,200

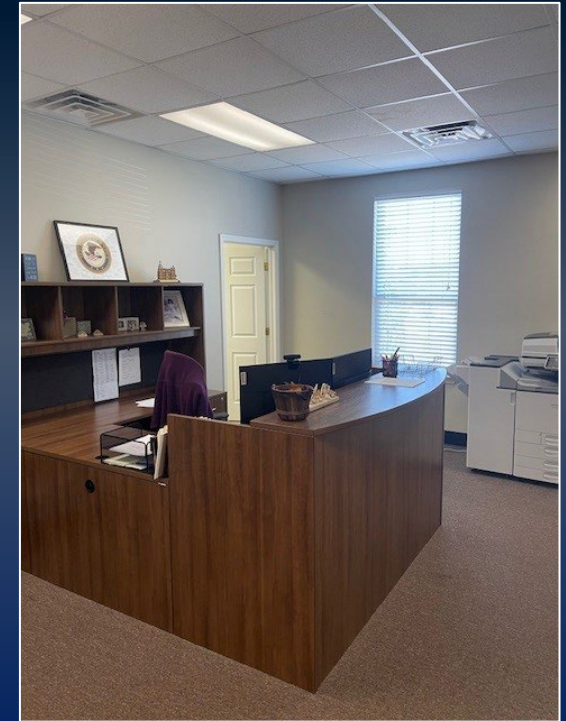
Total Expenses: \$16,600 (rounded)

**NET INCOME: \$44,000**

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## PROPERTY PHOTOS



125 PLANTATION CENTRE DRIVE S. BUILDING 900  
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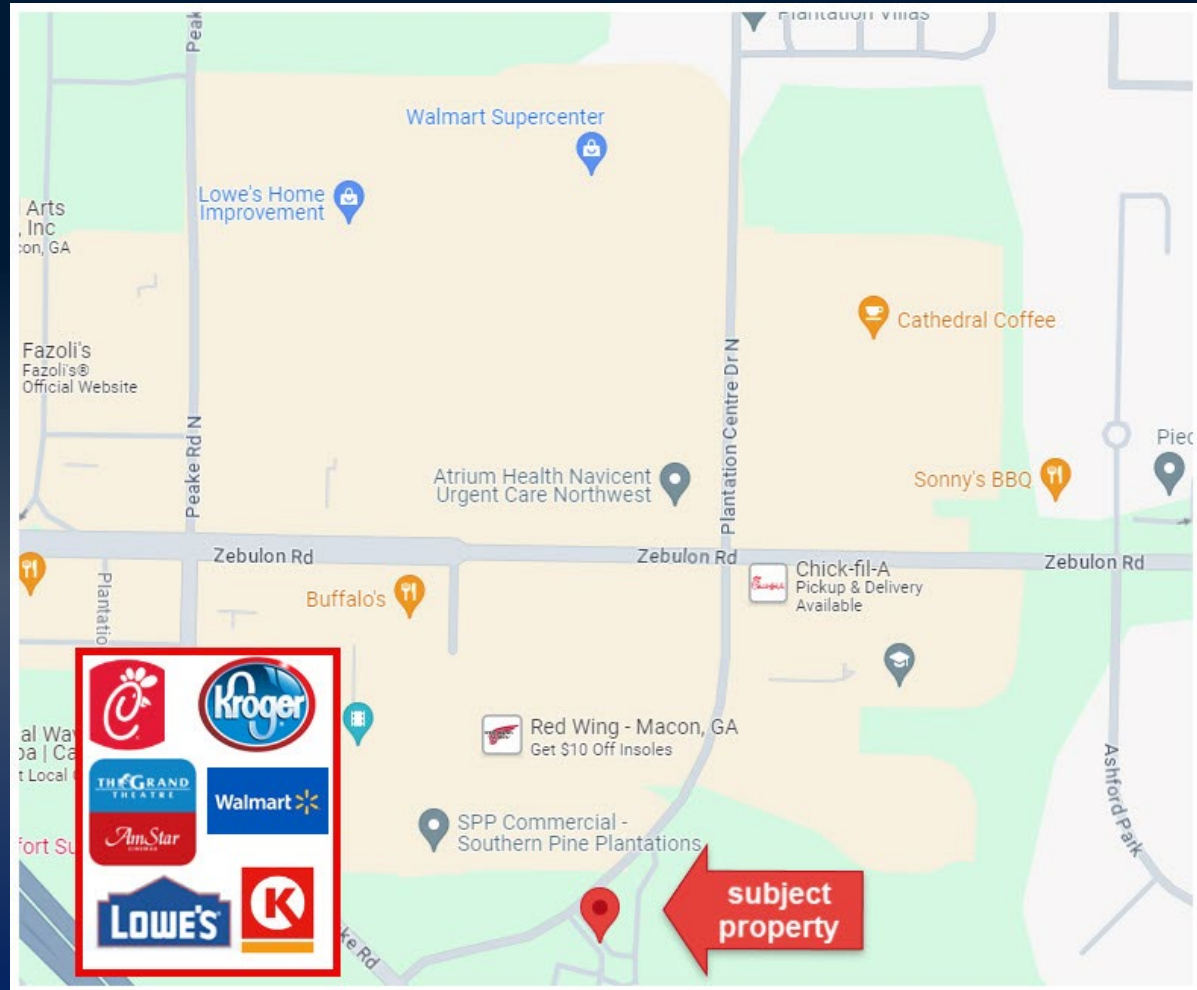
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## MAP

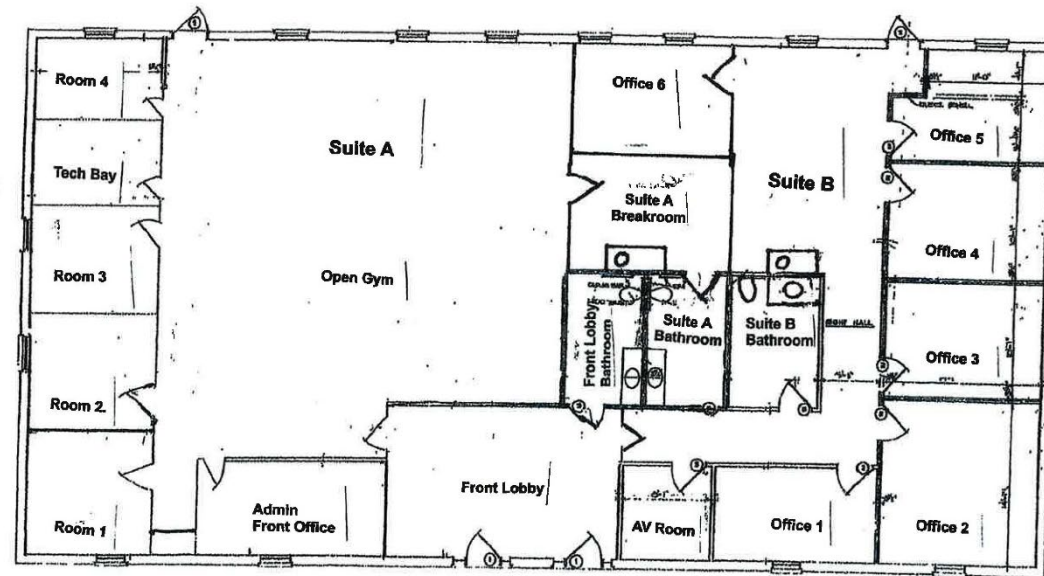


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## FLOOR PLAN

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



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