

INVESTMENT OPPORTUNITY/OFFICE BUILDING FOR SALE



ASKING PRICE \$1,331,600

5223 RIVERSIDE DRIVE, MACON, GA 31210



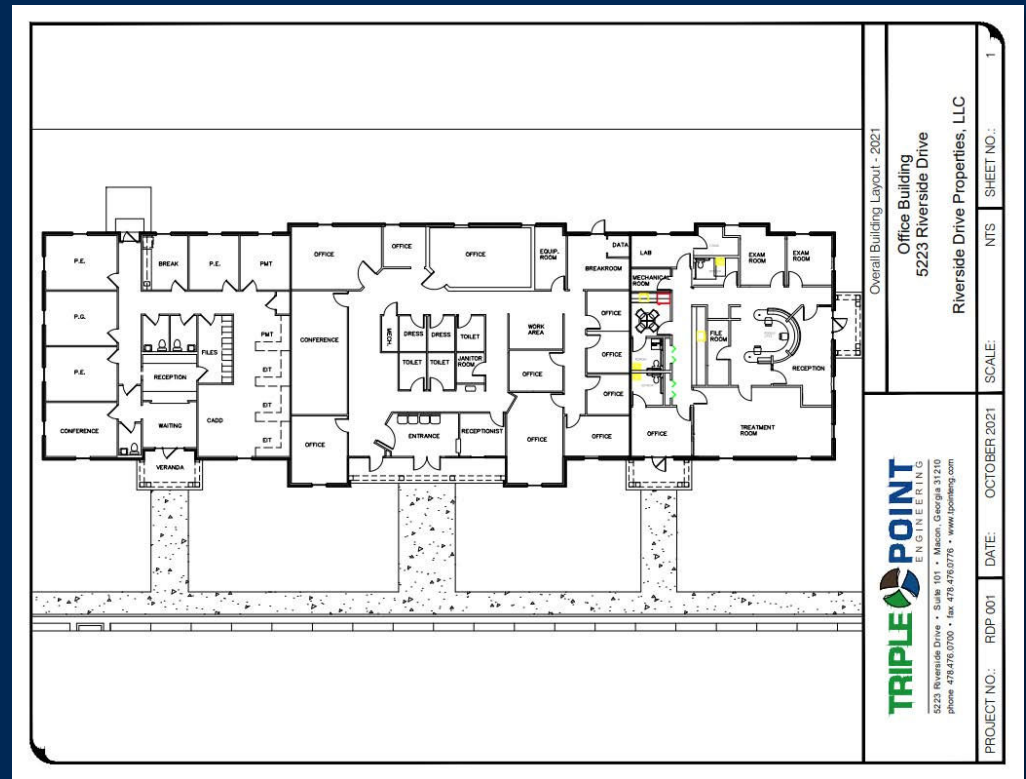
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BUILDING INFORMATION

- ±9,187 SF
- 1 acre lot
- Three suites ranging from 2,330 - 4,100 SF
- 100% leased
- Built 2004
- Zoned R-3



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RENT ROLL & INCOME

9%
Cap Rate

\$119,844
NOI

\$145.00
Price Per SF

Rent Roll a/o October 2021

Suite	Tenant	SF	Rent	Lease Exp.	Expenses
101	Triple Point Engineering	2,757	\$3,216.50	9/30/2024	\$789.04
102 & 103	Butler, Williams Wyche	4,100	\$4,270.83	04/30/2024	\$958.86
104	Riverside Foot & Ankle	2,330	\$2,500	12/31/2025	\$532.09
Total		9,187	\$9,987.33		\$2,279.99

For additional financial information email request to agrambling@thesummitgroupmacon.com

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ADDITIONAL
PHOTOS



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AERIAL PHOTO

- Excellent high traffic location immediately off Interstate 75 (Exit 171)
- Businesses in the immediate vicinity include The Shoppes at River Crossing, along with various retailers, restaurants, car dealerships and offices
- The Shoppes at River Crossing: ± 750,000 SF “Life-Style Center” anchored by Belk, Dillard’s, Jo-Ann Fabrics and Crafts, and Dick’s Sporting Goods
- Riverside Crossing Professional Building: ± 40,000 SF Multi-tenant office building



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