

OFFICE/RETAIL BUILDING FOR SALE OR LEASE

3855 NORTHSIDE DRIVE
MACON, GA 31210
BIBB COUNTY

4,200 SF
.34 ACRE

SALE PRICE: \$475,000
LEASE RATE: \$2,800/MO
(OWNER PAYS TAX & INSURANCE
TENANT PAYS UTILITIES)



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PROPERTY INFORMATION

- 4,200 SF building situated on 0.34 acre
- Built 1969
- Water, sewer, electric, phone and internet available (paid by Tenant)
- 12 parking spaces
- Zoned C-1 (Commercial)
- High traffic location near the intersection of Northside Drive and Tom Hill Sr. Boulevard
- Less than 1 mile from Interstate 75 (exit 169)
- Traffic Count (GDOT 2021 estimate)
Northside Dr - 19,400 vpd



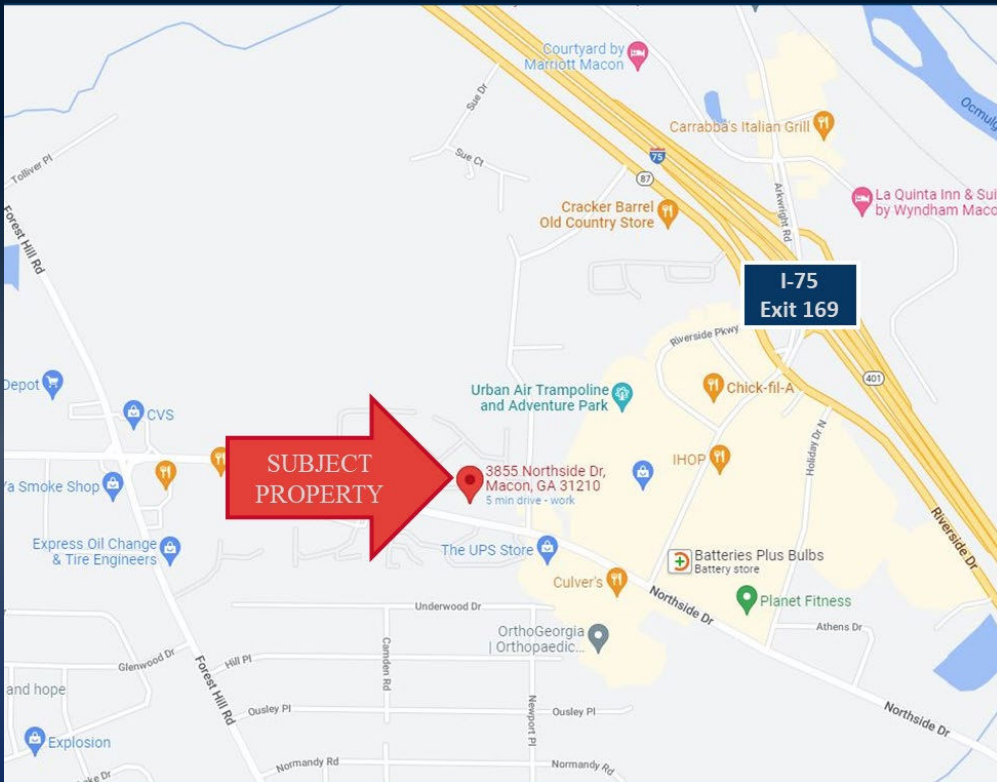
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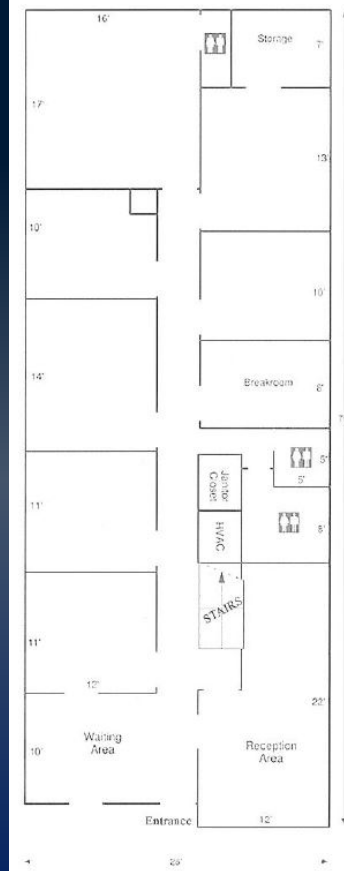


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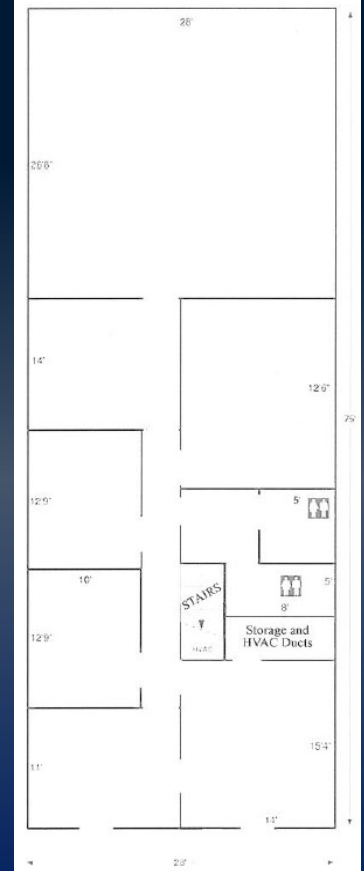




1st Floor (NOT to Scale)



2nd Floor (NOT to Scale)



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