

INVESTMENT PROPERTY FOR SALE

3989 & 3991 ARKWRIGHT ROAD, SUITES 105 & 106, MACON, GA 31210

±2,100 SF | Sale Price: \$490,000



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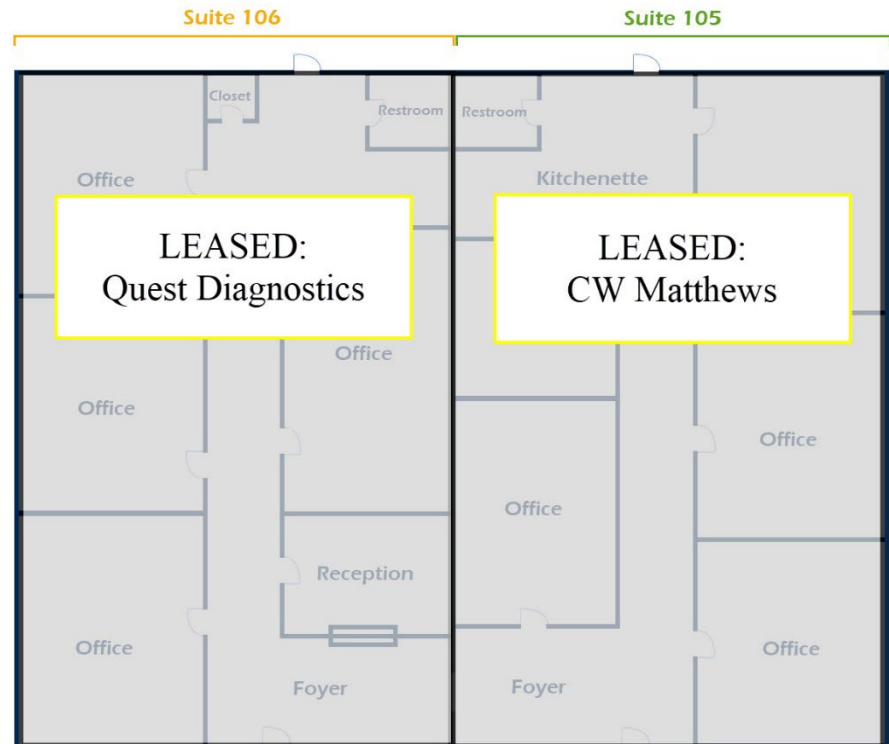


PROPERTY DETAILS

- Two (2) suites totaling ±2,100 SF
- Built in 2009
- Zoned: C-2 (Commercial)
- Investment, new multi-tenant leases in place
- Tenants pay utilities and condo fee
- Located off I-75 (Exit 169) with easy access to The Shoppes at River Crossing

3989 & 3991 Arkwright Road

Floor plan **NOT** to scale.



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PRO-FORMA & RENT ROLL



PRO-FORMA INCOME STATEMENT

3989 & 3991 Arkwright Road, Suites 105 & 106

PRO-FORMA INCOME	\$38,527.05		
GROSS INCOME		\$38,527.05	
EXPENSES			
PROPERTY INSURANCE (2025)	\$810.00		
PROPERTY TAXES (2025)	\$4,184.02		
CONDO ASSOCIATION FEE	\$4,063.92		
TOTAL EXPENSES:		\$9,057.94	
NET OPERATING INCOME			\$29,470.00



RENT ROLL

3989 & 3991 Arkwright Road, Suites 105 & 106

TENANT	SUITE	SF	RENT	TERM
QUEST DIAGNOSTICS CLINICAL LABORATORIES	105	1,050	\$1,610	3-YEAR, 1 MONTH LEASE COMMENCING NOVEMBER 1, 2025
CW MATTHEWS CONTRACTING COMPANY	106	1,050	\$1,610	4-YEAR LEASE COMMENCING NOVEMBER 1, 2025

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AERIAL VIEW



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