

MEDICAL/OFFICE BUILDING FOR SALE

100, 104 & 110 CATTLEMENS DRIVE, MACON, GA 31220

±3,761 SF | ±10.09 ACRES



ASKING PRICE: \$825,000



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PROPERTY INFORMATION

- ±3,761 SF building situated on three (3) parcels totaling ±10.09 acres
 - 100 Cattlemens Drive: ±1.5 acres
 - 104 Cattlemens Drive: ±1.69 acres
 - 110 Cattlemens Drive: ±6.9 acres
- Building includes four (4) office/exam rooms, two (2) designated offices, a large reception/nurse's station, two (2) restrooms, full kitchen, conference room, large storage area, two (2) storage rooms and IT closet
- Building zoned C-3 (Commercial) | Land zoned A-4 (Agricultural)
- 15 paved parking spaces
- Surrounded by a mix of industrial, distribution and service-based businesses with excellent interstate visibility and close proximity to major transportation routes
- [Ask agent about subdividing](#)



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AERIAL/TRAFFIC COUNTS

Traffic Counts: (GDOT 2024):
Thomaston Road: 23,100 VPD
I-475: 65,400 VPD



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FLOOR PLAN



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ADDITIONAL PHOTOS



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