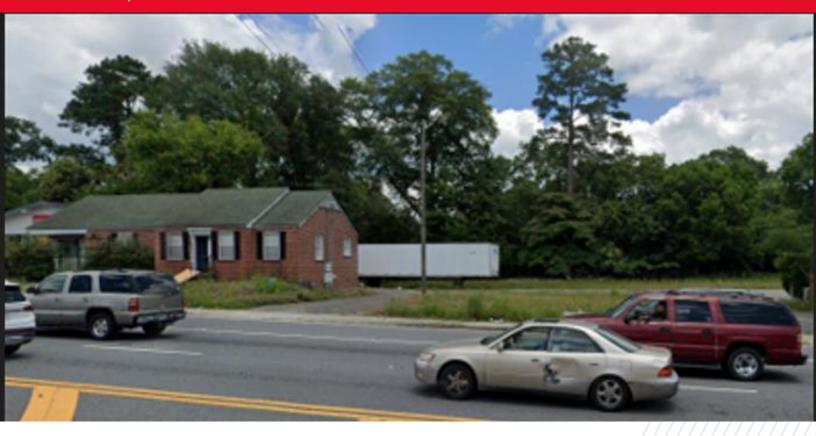




## FOR SALE 3861A VINEVILLE AVENUE MACON, GA. 31204

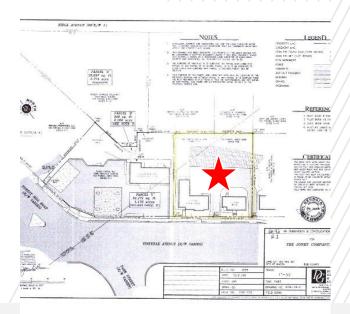


#### **PROPERTY HIGHLIGHTS**

The Vineville Avenue area is an old residential neighborhood that has been transitioning to commercial area for small business office space for the last 20 years. Well located near the most upscale residential neighborhood in west Macon, Ga.

BUILDING SF	1856
LAND SF	21,000
YEAR BUILT	1944
PARKING	25 Spaces
TRAFFIC COUNTS	19,900

Residential
74,000
156,000
\$68,814
Commercial



### JEFF SCHEIDEGGER

Account Contact +1 314-384-8662 Jeff.scheidegger@cushwake.com John Bickley Bickley & Associates, Inc. +1 478-214-0559 johnbickleysr@gmail.com





# FOR SALE 3861A Vineville Avenue Macon, GA 31204

#### **ADDITIONAL INFORMATION**

Subject property is well located to interstate 475 and downtown Macon, GA. Vineville Ave. is the main access from the west to Medical Center of Middle Georgian, Wesleyan College, Mercer University and I-75 and I-16.



#### **LEGAL INFORMATION**

TAX PARCEL ID	N061-0094
2022 RE TAXES	TBD
ZONING	Commercial C-1

#### **RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

#### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER

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