

HISTORIC DOWNTOWN MACON

MULTI-TENANT OFFICE INVESTMENT

21,000± SF | FIVE TENANTS | 9+ CAP RATE



915 Hill Park | 223 Spring Street
Macon-Bibb County, Georgia 31201

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OFFERING PRICE: \$1,490,000

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PROPERTY OVERVIEW

915 Hill Park | 223 Spring Street
Macon-Bibb County, Georgia 31201



HISTORIC CHARACTER. ESTABLISHED INCOME.

PROPERTY HIGHLIGHTS

915 Hill Park presents an opportunity to acquire a substantial multi-tenant office investment in Downtown Macon. The property combines historic architectural character with established tenancy and in-place income.

The offering includes a 0.16± acre rear parking lot located at 223 Spring Street, providing an important supporting component for this office property.

- 21,000± SF Multi-Tenant Office Building
- Three-story building plus basement
- Five (5) tenants currently occupying the property
- 0.52± Acre total site
- Includes 0.16± acre rear parking lot at 223 Spring Street
- Zoned CBD-1
- NOI supports 9+ cap rate

AN INCOME-PRODUCING DOWNTOWN ASSET

The multi-tenant configuration provides diversified rental income within a single investment property.

Its Downtown Macon setting places the building near major employers, healthcare, government, professional services, restaurants and cultural destinations.

INVESTMENT POSITIONING

The property's current NOI supports an approximate 9+ cap rate based on the \$1,490,000 offering price.

Attractive opportunity for an investor seeking an income-producing office asset.

CONFIDENTIAL FINANCIAL INFORMATION

Detailed rent roll and income/expenses are available to qualified prospects upon execution of a Confidentiality / Non-Disclosure Agreement (NDA).

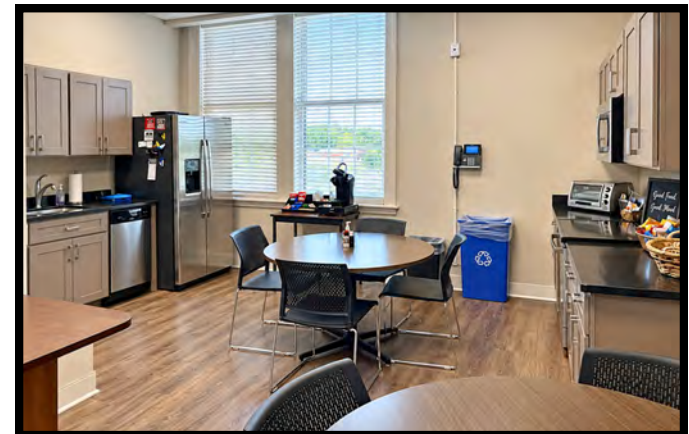
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DOWNTOWN LOCATION

Positioned within Downtown Macon with convenient access to the city's commercial, professional, governmental, dining and entertainment districts.

HEALTHCARE

Near Downtown Macon's major healthcare

- Atrium Health Navicent
- Piedmont Macon
- Regency Hospital

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CENTRAL GEORGIA LOCATION

Macon's central location and interstate connectivity provide convenient access throughout Georgia and the Southeast.

HIGHER EDUCATION

Convenient to Mercer School of Law and Mercer School of Medicine.

MUSIC + CULTURE

Macon's nationally recognized music heritage and historic venues remain central to Downtown Macon.