

# SALE

MIXED-USE OPPORTUNITY | COMMERCIAL & RESIDENTIAL  
3976 NAPIER AVENUE  
MACON-BIBB COUNTY, GEORGIA 31204



**SALES PRICE: \$150,000**

## LOCATION OVERVIEW

- Centrally located in Macon, providing access to key business and residential areas
- Strong exposure with 12,400± average daily traffic count
- Convenient connectivity to major corridors including Interstate 475 and Eisenhower Parkway (US 80)
- Approximately 10 minutes to Downtown Macon's business and entertainment district
- Situated in an established area with a mix of residential and neighborhood commercial uses
- Strong potential for live/work, rental income, or small business use

## PROPERTY HIGHLIGHTS

This property presents a rare opportunity to combine residential living with commercial functionality in one location, offering flexibility for a variety of uses.

### Commercial Building

- ±864 SF Standalone structure
- Formerly occupied by White & Lavender Pest Control
- Paved parking available at front and side of building
- Ideal for small business, office, or service use

### Single-Family Residence

- ±1,180 SF brick home
- Built in 1941
- 3 bedrooms, 1 bathroom
- Crawl space foundation
- Shingled roof
- Large fenced back yard with gate

### Property Details

- ±0.50 acres
- Zoned R-2
- Parcel ID: N063-0259
- 2025 Property Taxes: \$1,216.06
- All public utilities available

**DEIDRA STEWART**  
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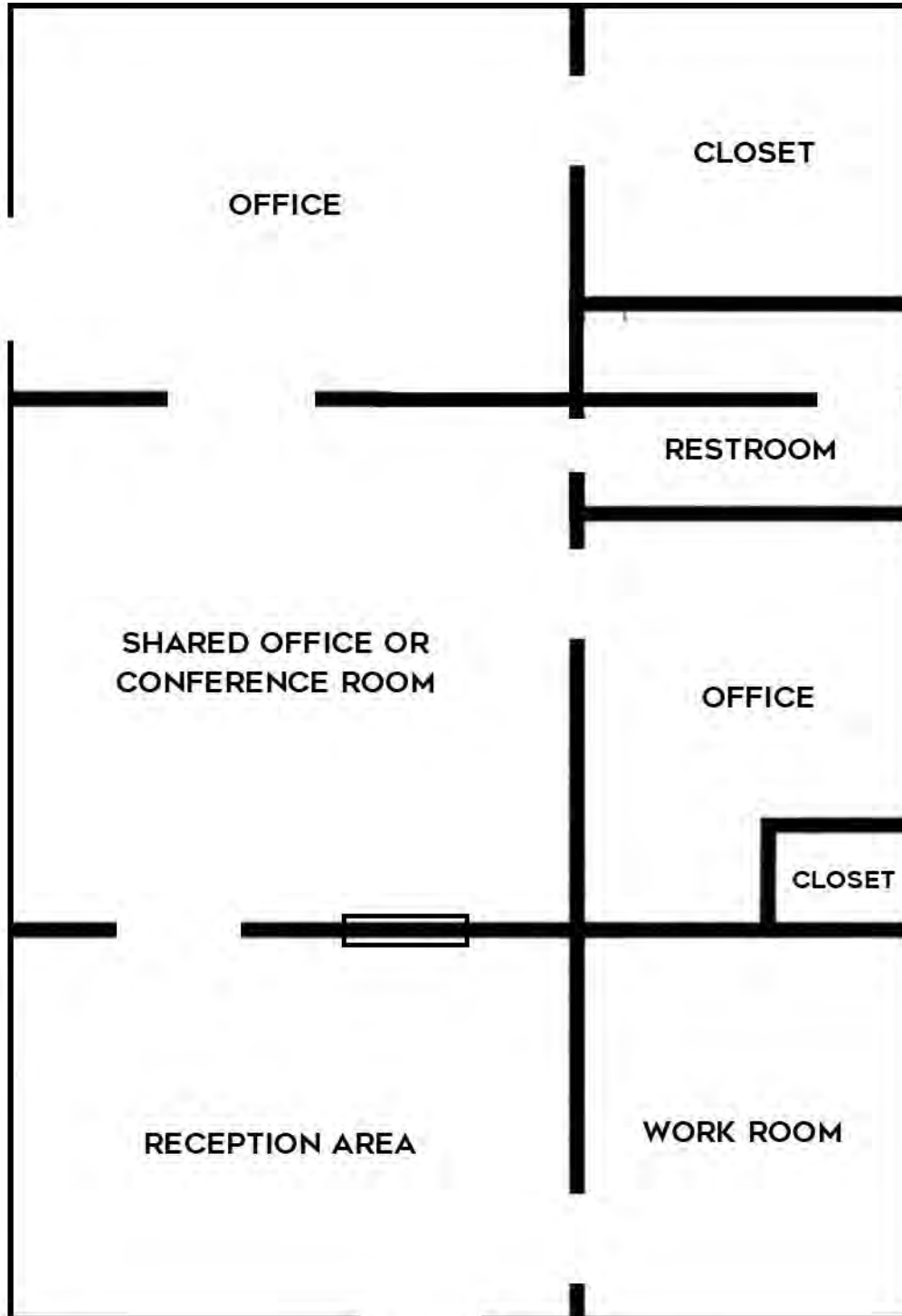


**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

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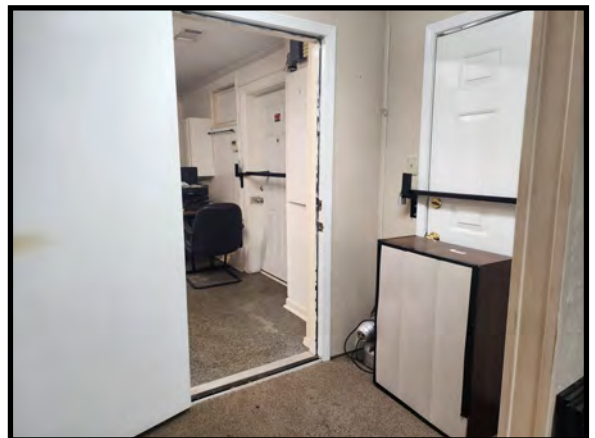
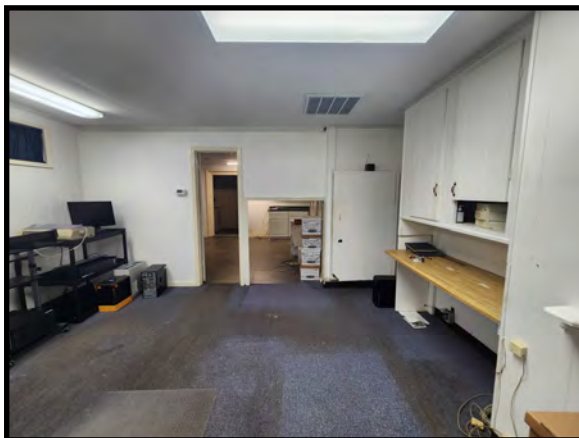
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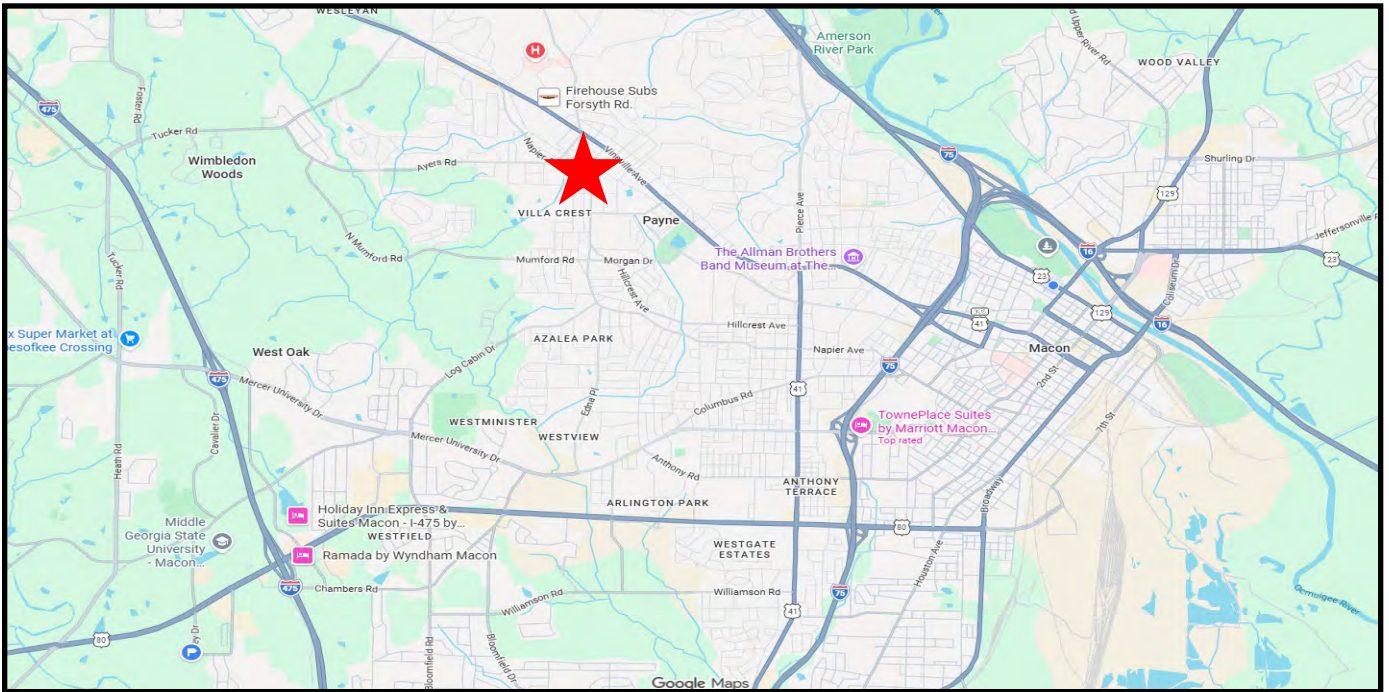
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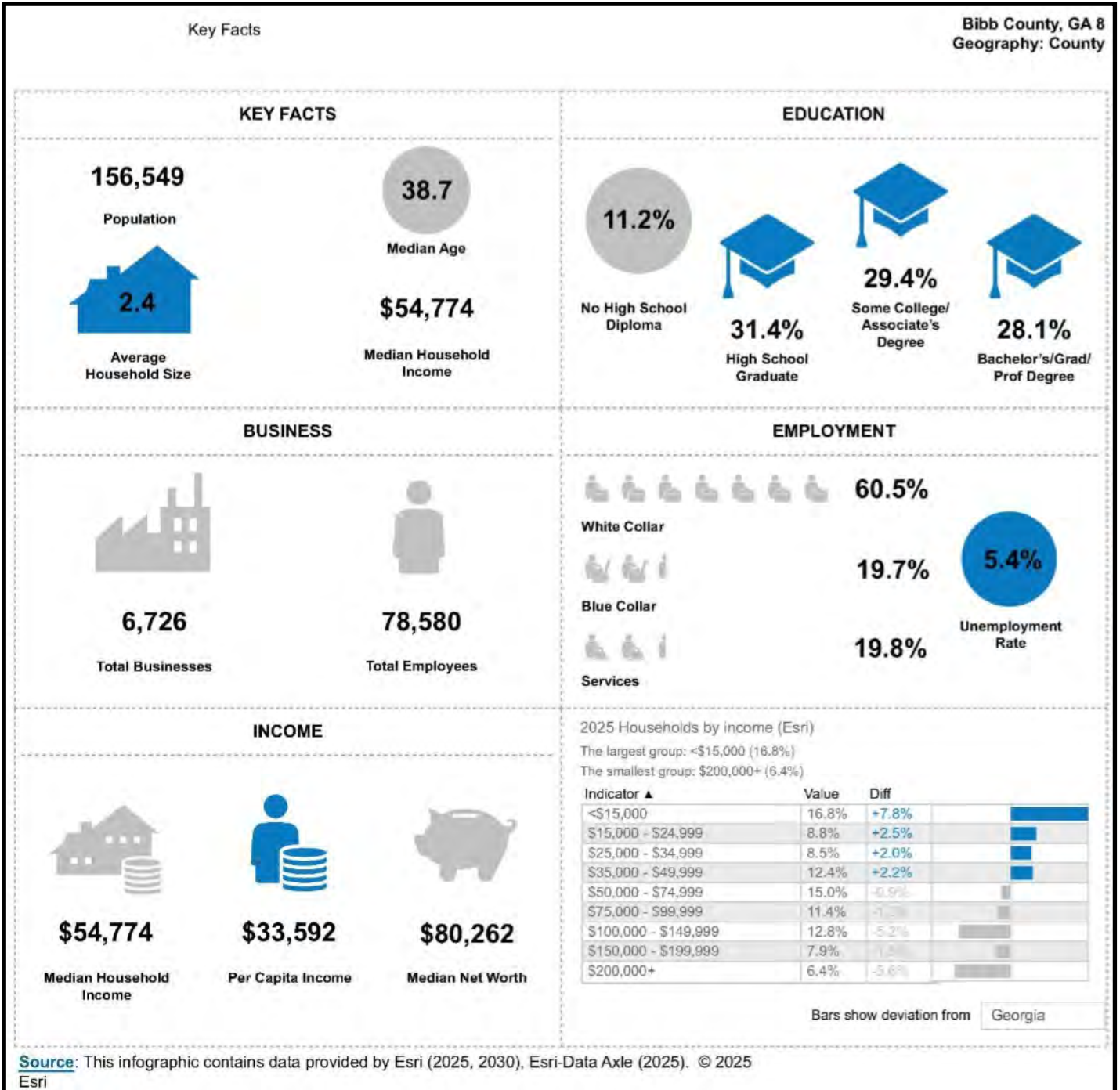


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