

**CHURCH-EVENT CENTER
FOR SALE
1985 VINEVILLE AVENUE
MACON, GEORGIA 31201**

\$1,250,000.00



BOB LEWIS & ASSOCIATES, INC.

Bob Lewis & Associates, Inc.
Real Estate Broker
www.boblewisassociates.com

201 Second Street, Suite 1202
Macon, Georgia 31201
P.O. Box 6955
Macon, Georgia 31208-6955
Office (478)745-1156
Fax (478)741-1574
Email: rglewis@bellsouth.net



Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.

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**1985 Vineville Ave.
Macon, Georgia**



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PROPERTY INFORMATION

PROPERTY:	1985 Vineville Avenue Macon, Georgia 31201
ZONING:	HR-3
AGE:	Built in 1962
CONSTRUCTION:	Masonry
LAND SIZE:	2.37 Acres
BUILDING SIZE:	37,674 Square Feet Floors 1 & 2 With Ceiling Heights of 30 & 15 Feet
UTILITIES:	All public utilities are available to the property including water, sanitary sewerage, electricity, gas and telephone.

EXECUTIVE SUMMARY

37,674 square foot, 2-story building originally designed and built by for the Scottish Rite Temple of the Ancient and Accepted Rite of Freemasonry. Scottish Rite owned and occupied the property from 1963 until 2017 when Scottish Rite sold the property to a local church in 2017. The Church still owns and occupies the property today.

MAIN LEVEL: 18,857 square feet includes a lobby/office area which contains several private offices, a conference room, meeting rooms and restrooms. The main sanctuary meeting hall/or theatre with seating for 375 people which includes an impressive pulpit/stage large enough to accommodate a very large choir or band. The seating area is designed to gradually descend until it meets the stage allowing for excellent visibility for the congregation/audience. This main auditorium has exceptional lighting and acoustics. It also has dressing room and restrooms off of the stage/pulpit area. The back stage area includes main controls for the lighting and sound systems.

LOWER LEVEL: 18,857 square feet includes 9,438 finished square feet which contains a dining hall with an adjacent commercial quality, fully equipped kitchen with several server stations strategically located off of the kitchen area. There are adequate restrooms located in the dining area. The dining room will accommodate more than 300 people. The remaining 9,438 square feet is unfinished to allow for future expansion.

When this property was originally built, it was with the best of materials and first quality construction. It is in very good condition today.

LOCATION: Subject property is very well located approximately 1 mile from downtown Macon and the Macon-Bibb County City Hall, County and Federal Courthouse and City Auditorium.

<u>WINDOWS:</u>	The only windows are a glass entryway.
<u>WALLS/CEILING:</u>	Sheetrock and acoustical ceiling tile
<u>LIGHTING:</u>	Controllable high intensity lighting over the auditorium and stage and very adequate lighting over the entire building
<u>PLUMBING:</u>	Multiple well-equipped restrooms strategically located through the building

HVAC:

Central HVAC systems

PARKING:

85 paved spaces with additional parking available in the grassy area to the West of the building

UTILITIES:

Water and Sewer: Macon-Bibb County Water Authority

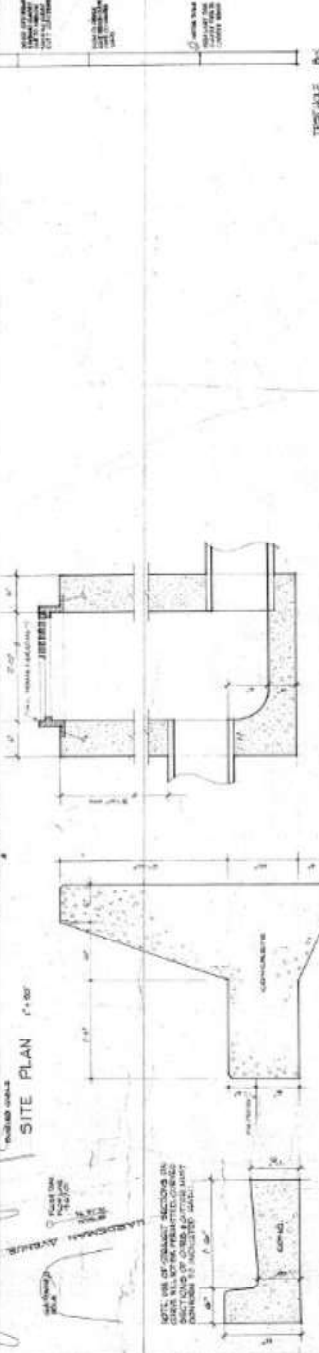
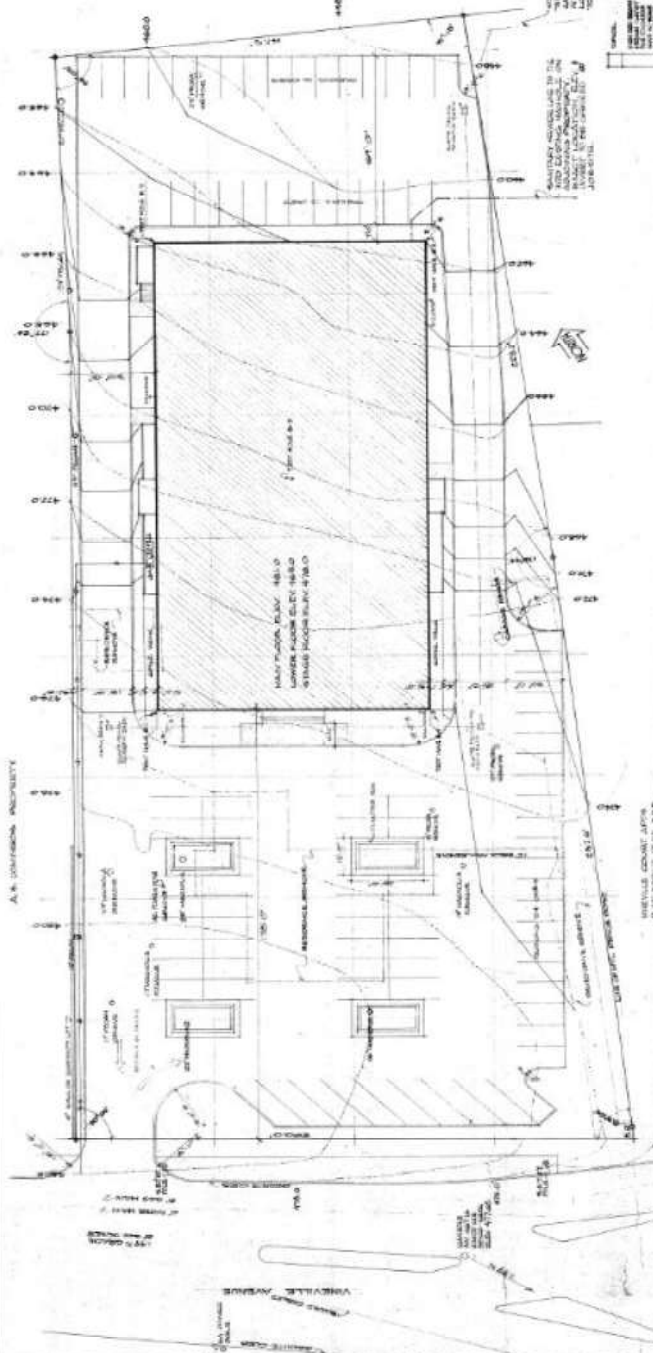
Electricity: Georgia Power

Natural Gas: Various

Telecommunication: Various

SCHEDULE OF DRAWINGS

NO.	TITLE
A-1	SITE PLAN & DETAILS
A-2	LOWER FLOOR PLAN - SCHEDULE
A-3	UPPER FLOOR PLAN - SCHEDULE
A-4	ROOF PLAN - SCHEDULE
A-5	EXTERIOR ELEVATIONS
A-6	WALL SECTIONS & EXTERIOR DETAILS
A-7	EXTERIOR BALCONY & STAIRWAY
A-8	INTERIOR SECTIONS & DETAILS
A-9	INTERIOR ELEVATIONS & DETAILS
A-10	DOOR SCHEDULE & DETAILS
A-11	WINDOW SCHEDULE & DETAILS
A-12	DOOR SCHEDULE & MISCELLANEOUS DETAILS
S-1	LOWER FLOOR HOISTWAY PLAN - ONLY FLOOR
S-2	MAIN FLOOR PLAN - BEAM & SLAB SCHEDULE
S-3	ROOF CONCRETE SECTIONS & DETAILS
S-4	ROOF FLOOR PLAN - BEAM & SLAB SCHEDULE
S-5	MECHANICAL ROOM & ELECTRICAL ROOM
S-6	MECHANICAL ROOM & ELECTRICAL ROOM
S-7	MECHANICAL ROOM & ELECTRICAL ROOM
S-8	MECHANICAL ROOM & ELECTRICAL ROOM
S-9	MECHANICAL ROOM & ELECTRICAL ROOM
S-10	MECHANICAL ROOM & ELECTRICAL ROOM
S-11	MECHANICAL ROOM & ELECTRICAL ROOM
S-12	MECHANICAL ROOM & ELECTRICAL ROOM
S-13	MECHANICAL ROOM & ELECTRICAL ROOM
S-14	MECHANICAL ROOM & ELECTRICAL ROOM
S-15	MECHANICAL ROOM & ELECTRICAL ROOM
M-1	LOWER FLOOR AIR COND. LAYOUT
M-2	UPPER FLOOR AIR COND. LAYOUT
M-3	ROOF AIR COND. LAYOUT



SOIL BORING LOG

TEST HOLE	B-1	B-2	B-3	B-4	B-5
DEPTH	0-10'	0-10'	0-10'	0-10'	0-10'
DESCRIPTION

A BUILDING FOR THE SCOTTISH RITE TEMPLE CORPORATION OF MACON GEORGIA

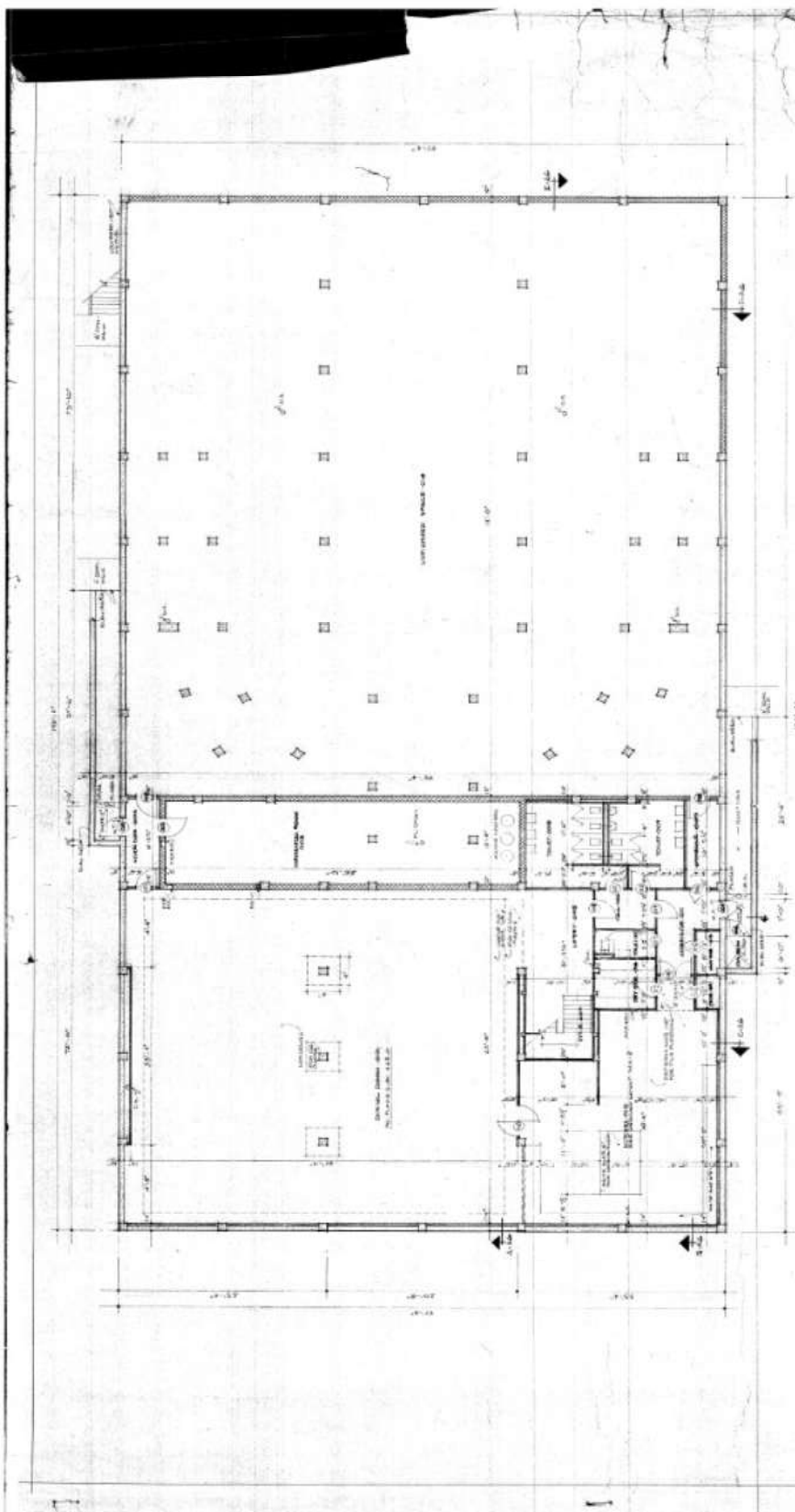
ELLAMAE ELLIS LEAGUE AIA ARCHITECT

WILLIAM E. EDWARDS STRUCTURAL ENGINEER

BUSH, MAY & ASSOCIATES ELECTRICAL ENGINEERS

DOLT, BERANEK & NEWMAN, INC. ACOUSTICAL CONSULTANTS





'LOWER FLOOR PLAN'
 SCALE: AS SHOWN ON THE PLAN OF VARIATION FOR WORK.
 NOTE: ALL DIMENSIONS ARE TO THE FACE OF WALLS UNLESS OTHERWISE STATED.

FINISH SCHEDULE	CODE	NAME	UNIT	QTY	REMARKS
1	100	CONCRETE	100	100	AS PER DRAWING
2	200	PLASTER	200	200	AS PER DRAWING
3	300	PAINT	300	300	AS PER DRAWING
4	400	GLASS	400	400	AS PER DRAWING
5	500	IRON	500	500	AS PER DRAWING
6	600	WOOD	600	600	AS PER DRAWING
7	700	ROOFING	700	700	AS PER DRAWING
8	800	MECHANICAL	800	800	AS PER DRAWING
9	900	ELECTRICAL	900	900	AS PER DRAWING
10	1000	FINISH	1000	1000	AS PER DRAWING

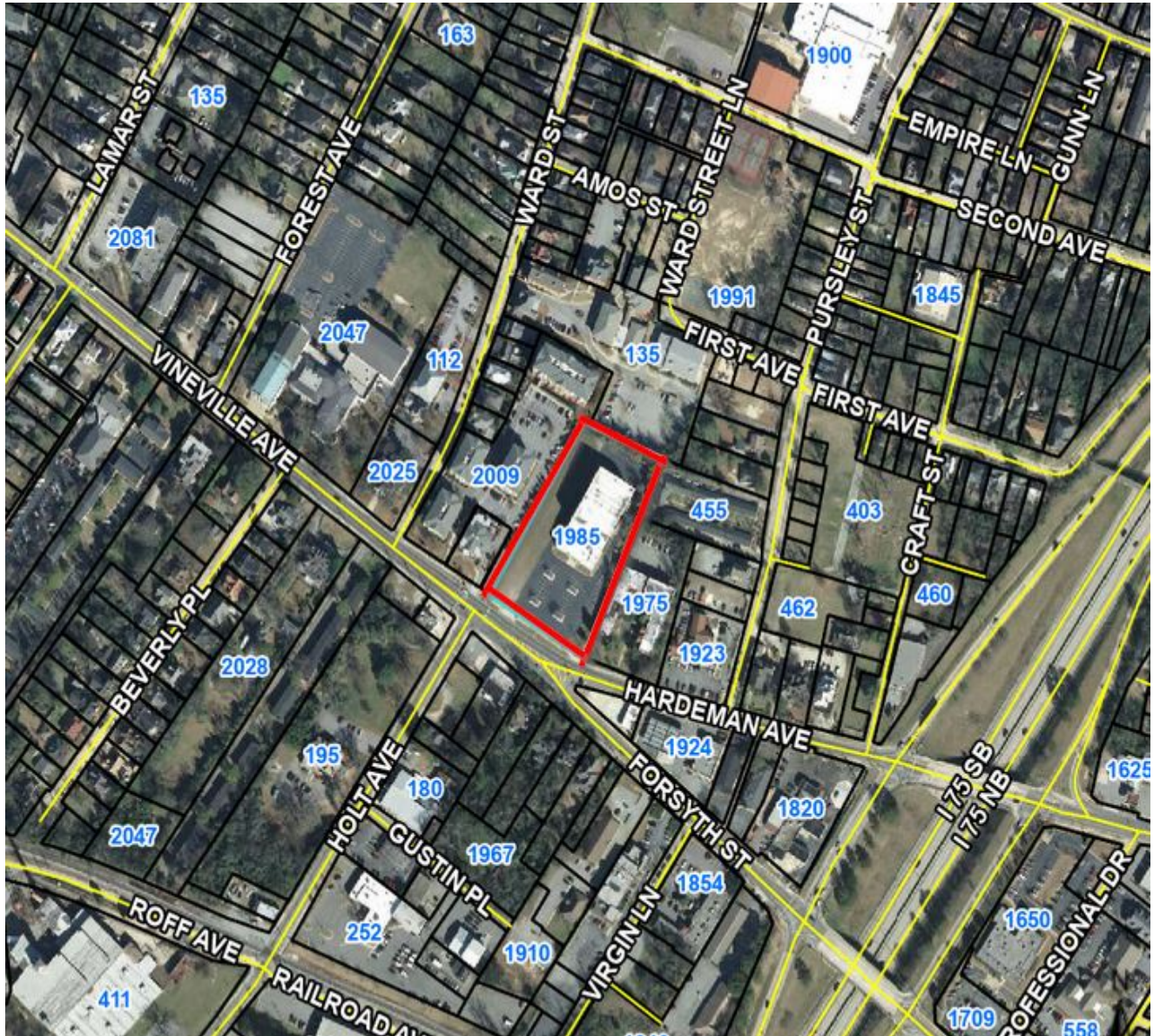

 A. BUILDING FOR...
 SOUTH EAST TRADE CORPORATION
 12, MARKET STREET, SINGAPORE.
 ARCHITECTS & ENGINEERS
 12, MARKET STREET, SINGAPORE.

A-2
 DRAWING NO.

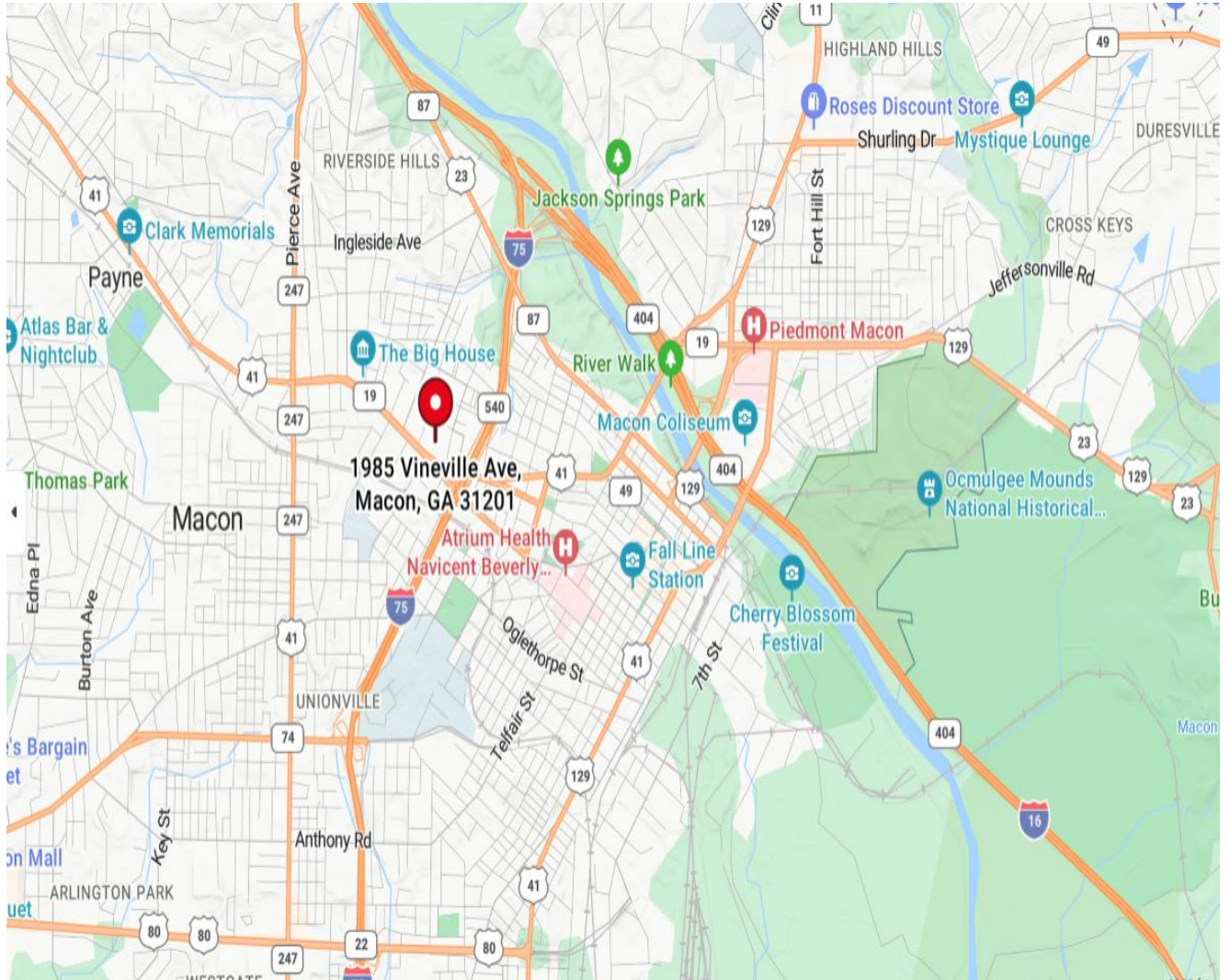
PARCEL MAP



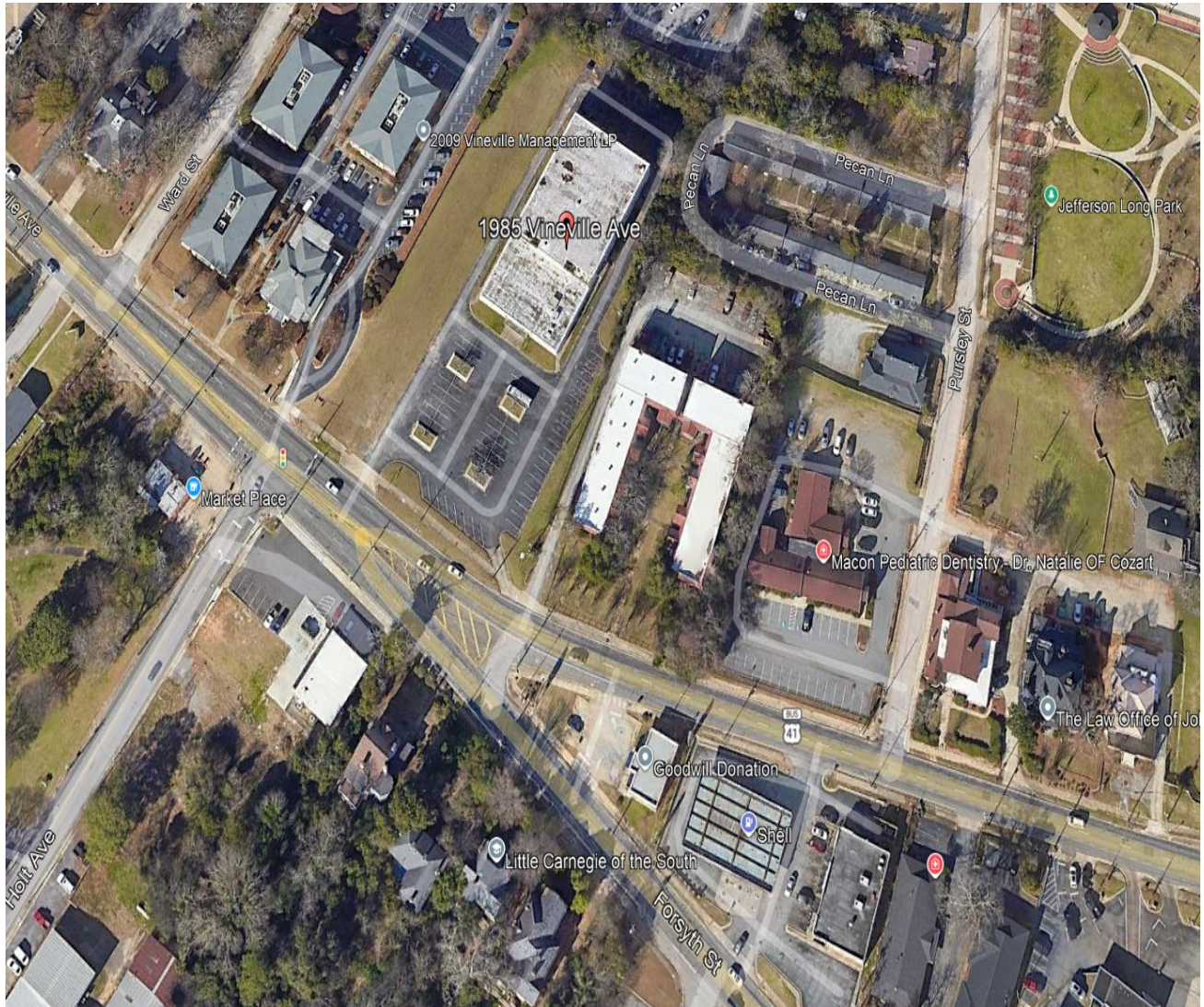
AERIAL



STREET MAP



AERIAL



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