



2029 Oglesby Place

Macon, Bibb County, Georgia 31204

SALE



INVESTMENT OPPORTUNITY • 100% LEASED

5,500± SF COMMERCIAL BUILDING

SALES PRICE: \$1,158,000 • CAP RATE 5.5%

GUY EBERHARDT
478.955.4492 Cell
mcheek@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM

Revised 12/7/22



PROPERTY OVERVIEW

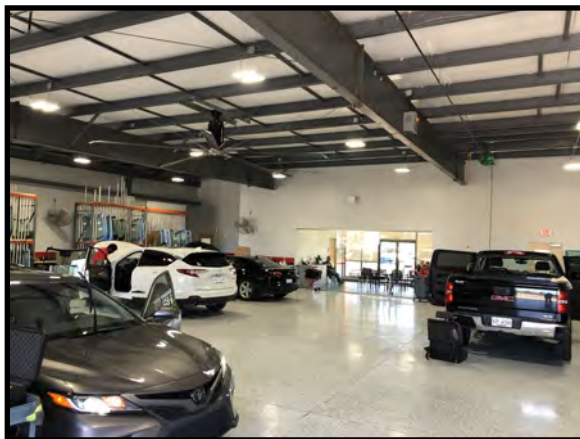
**2029 Oglesby Place
Macon, Bibb County, Georgia 31204**

LOCATION:	Subject property is located 1/4 mile East of \$100 million expansion of Macon Mall
BUILDING / TENANT INFORMATION:	<p>5,500± SF Commercial Building</p> <ul style="list-style-type: none">- Large waiting area- Private office- Two (2) restrooms- Two (2) drive-in doors <ul style="list-style-type: none">• Brand new facility just completed for Safelite Auto Glass• Seven (7) year base lease term began 11/1/21• Two (2) 5-year renewal options
LAND AREA:	.80±Acres
YEAR BUILT:	1999; brand new interior October 2021
BUILDING CONSTRUCTION:	Brick with glass storefront
CEILING HEIGHT:	12' - 16'
HVAC:	<ul style="list-style-type: none">• Office / Waiting Area / Restrooms: HVAC• Warehouse: Industrial fans
ROOF:	Standing seam metal roof
PARKING:	50± paved parking spaces
UTILITIES:	All public utilities serve the site.
ZONED:	C2
AD VALOREM TAX BILL:	\$8,141.09 (2022)
SALES PRICE: \$1,158,000 • CAP RATE 5.5%	



PHOTOS

2029 Oglesby Place
Macon, Bibb County, Georgia 31204





AERIAL PARCEL MAP

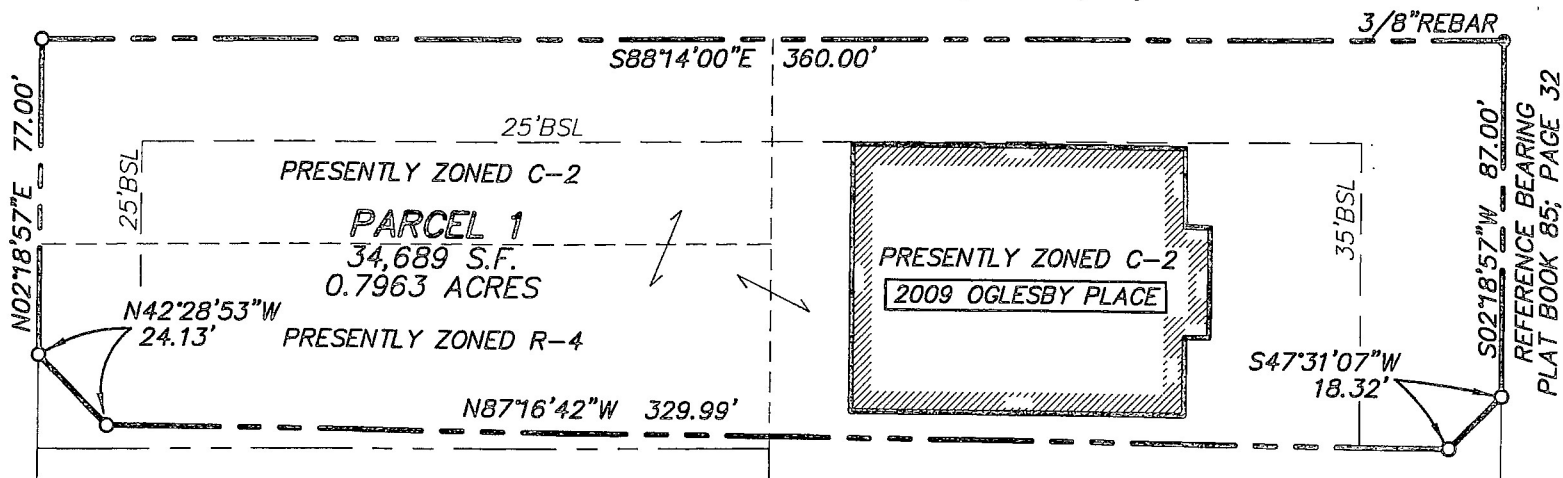
2029 Oglesby Place
Macon, Bibb County, Georgia 31204





SURVEY

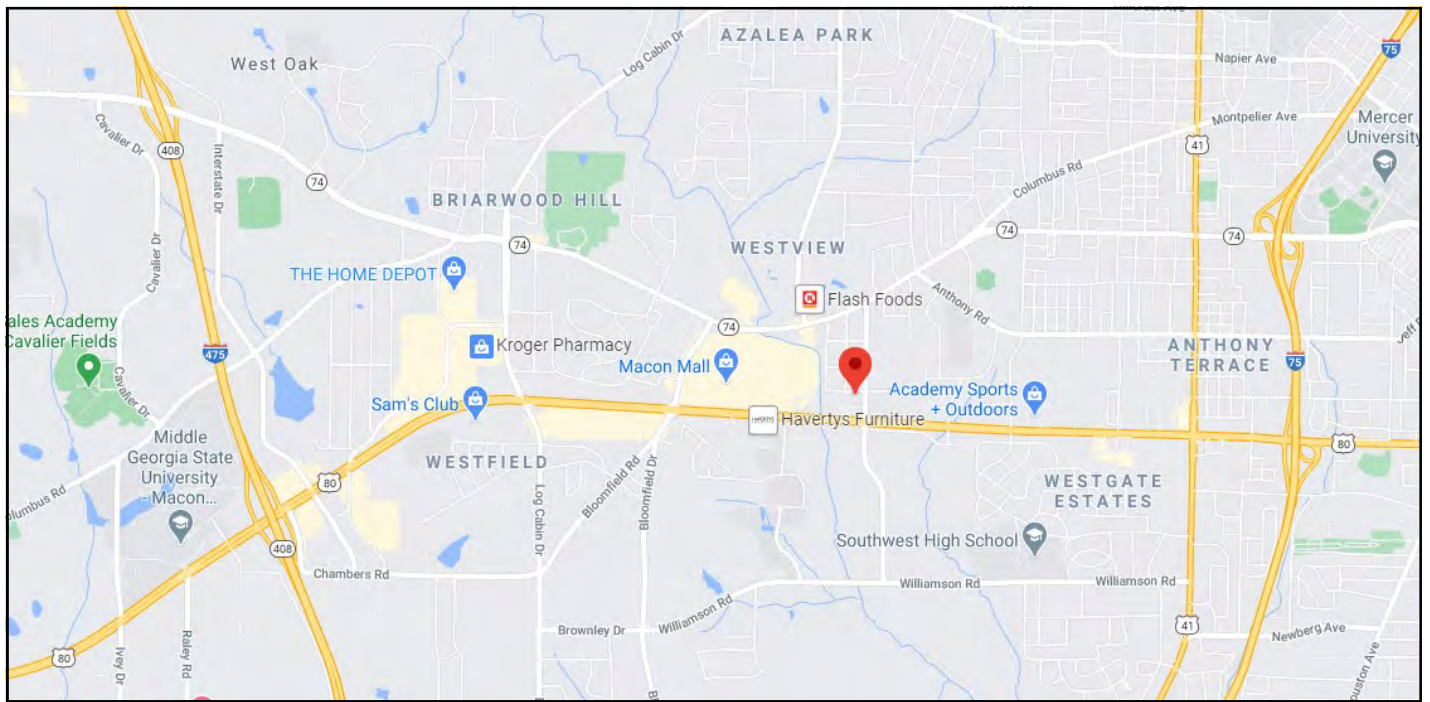
2029 Oglesby Place
Macon, Bibb County, Georgia 31204





MAPS

2029 Oglesby Place
Macon, Bibb County, Georgia 31204



6

GUY EBERHARDT

478.955.4492 Cell

mcheek@cbcworldwide.com

990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY