

# SALE

## MEDICAL OFFICE BUILDING

2525/2509 Second Street @ Eisenhower Parkway, Macon, Bibb County, GA 31206



**SALES PRICE: \$1,100,000**

### LOCATION OVERVIEW

- Located at the signalized intersection of Second Street and Eisenhower Parkway/US 80
- 1½± miles from Atrium Health Navicent Hospital
- 3± miles from Piedmont Macon Hospital
- 1/2± mile from Interstate 75
- Served by Macon Transit Authority
- Convenient to shopping and eateries

### PROPERTY OVERVIEW

- 15,760± SF Medical Office Building (1.5 Story) (15,533± Gross Leasable Area)
- Tenants:
  - First Choice Primary Care
  - DSI Macon—Dialysis Clinic
- 1.27± Acre corner site
- 210'± Frontage on Second Street and 337'± on Eisenhower Parkway
- Built in 2003
- 55± Paved parking spaces; expandable
- Zoned C2, General Commercial District

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Created 10/25/23

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<b>LOCATION:</b>	Subject property is located at the signalized intersection of Second Street and Eisenhower Parkway
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>15,760± SF Medical Office Building (1.5 Story) (15,533± SF Gross Leasable)<ul style="list-style-type: none"><li>8,500± SF Dialysis Clinic<ul style="list-style-type: none"><li>Two large open dialysis areas with 12 stations per area</li><li>Two (2) private offices</li><li>Breakroom</li><li>Mechanical room</li><li>Restrooms</li></ul></li><li>4,063± SF Medical Office<ul style="list-style-type: none"><li>2,960± SF Finished space; 1,163± SF Unfinished space</li><li>Large waiting area</li><li>Reception</li><li>Two (2) Private offices</li><li>Work/storage room</li><li>Exam rooms</li><li>Restrooms</li></ul></li><li>2,770± SF Upper floor (Unfinished)<ul style="list-style-type: none"><li>Exterior access door and stairwell from west side of the building</li></ul></li></ul></li><li>One elevator</li><li>Exterior access on each side of building with main entrance being a glass store-front area under Porte Cochere (26' X 24')</li></ul>
<b>SITE INFORMATION:</b>	<ul style="list-style-type: none"><li>1.27 Acres</li><li>210' on Second Street</li><li>337' on Eisenhower Parkway</li><li>Level topo</li></ul>
<b>TENANT LEASE INFORMATION:</b>	<ul style="list-style-type: none"><li>DSI Macon, LLC - 09/01/2005 - 04/30/2024 - 8,500± RSF</li><li>First Choice Primary Care - 01/01/2022 - 12/31/2024 - 4,063± RSF</li></ul>
<b>NET OPERATING INCOME:</b>	\$182,537
<b>YEAR BUILT:</b>	2003
<b>EXTERIOR:</b>	Brick / Heavy Steel Frame
<b>ROOF:</b>	Mixture / Standing seam metal
<b>HVAC:</b>	Central heat and air conditioning
<b>PARKING:</b>	55± Paved parking spaces; expandable
<b>FIRE PROTECTION:</b>	Wet system
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>All public utilities serve the site</li><li>Electrical: 3Phase/4Wire system with multiple meters</li></ul>
<b>ZONING:</b>	C2, General Commercial District
<b>SALES PRICE: \$1,100,000</b>	

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### 2022 INCOME/EXPENSE

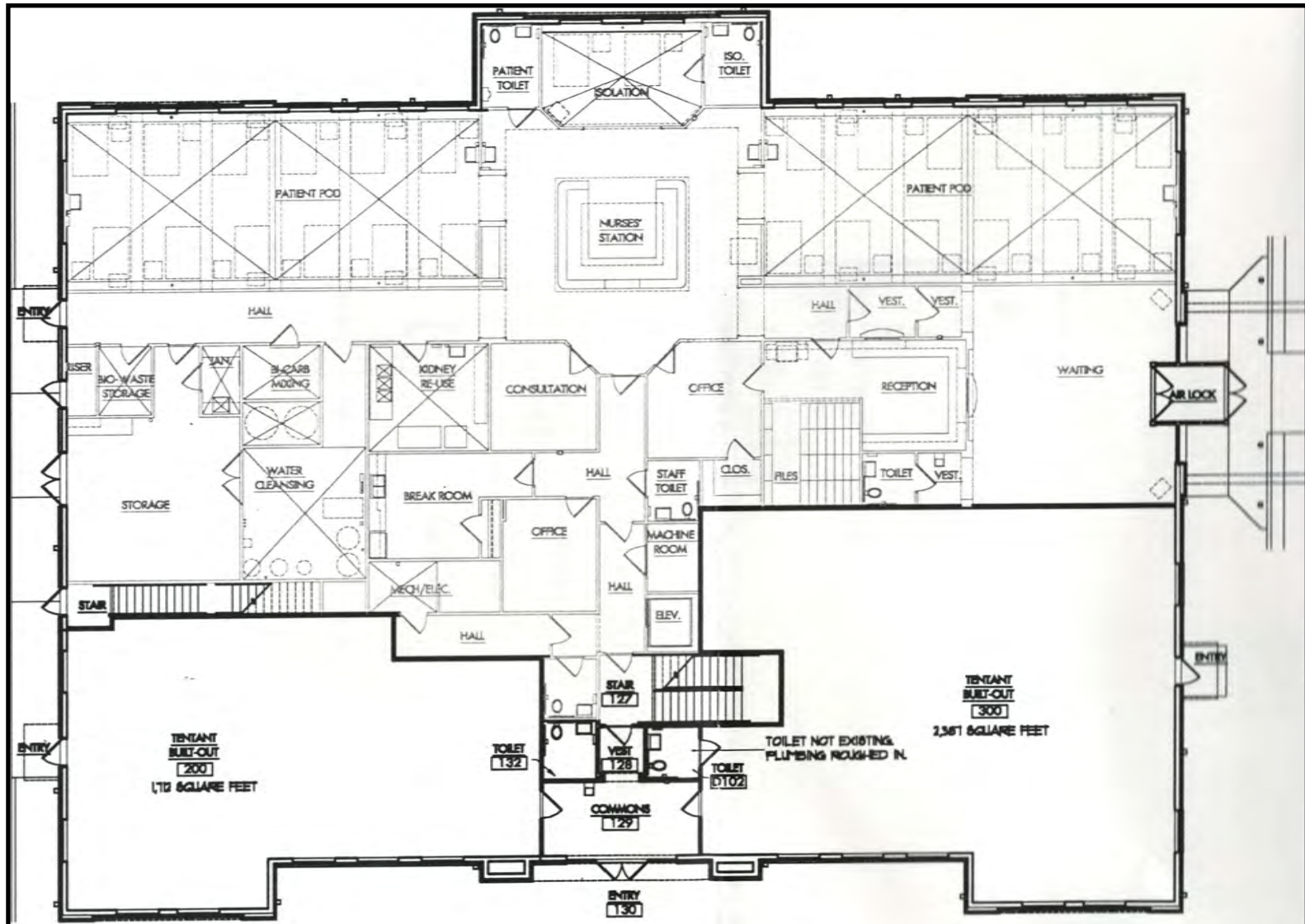
INCOME:	ANNUALLY
DSI MACON, LLC (NOT RENEWING LEASE)	\$217,190
FIRST CHOICE PRIMARY CARE	<u>33,600</u>
TOTAL INCOME	<u>\$250,790</u>
ANNUAL EXPENSES:	
TAXES	\$19,406
INSURANCE	2,530
LANDSCAPING	4,010
TOTAL UTILITIES	599
REPAIRS & MAINTENANCE	<u>10,343</u>
TOTAL EXPENSES	<u>\$36,888</u>
NET OPERATING INCOME	\$213,902

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### FLOOR PLAN



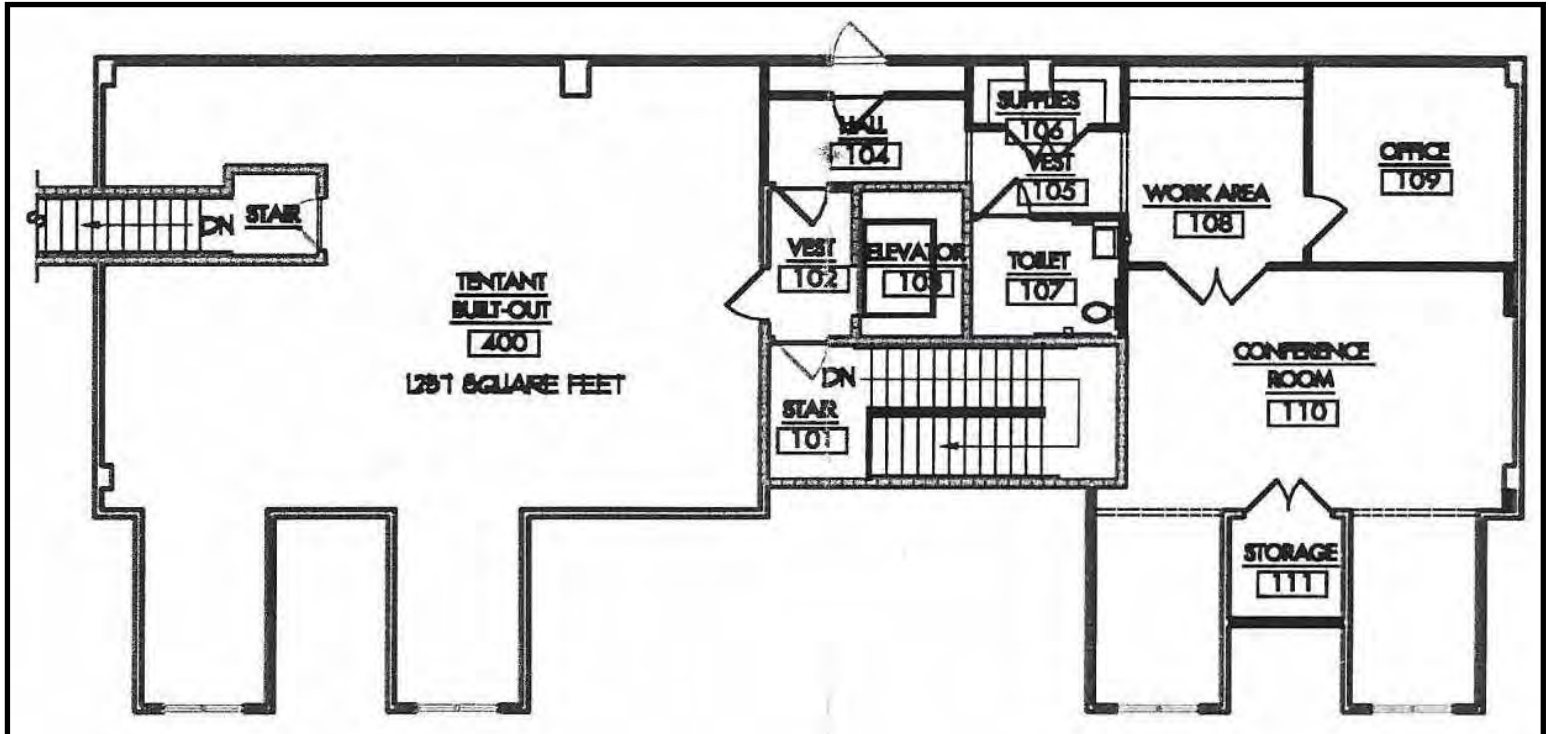


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### FLOOR PLAN - UNFINISHED UPPER FLOOR



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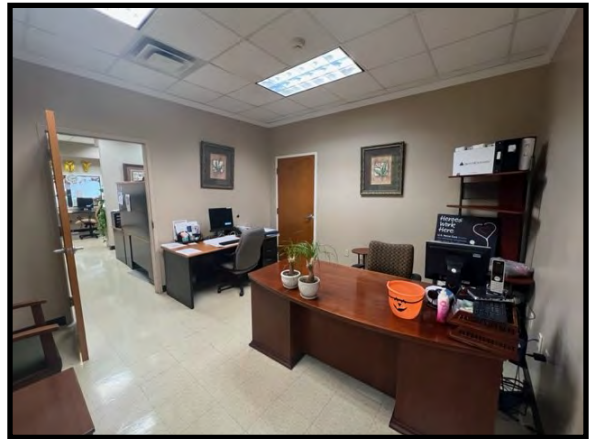


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### PHOTOS - DSI MACON SUITE



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### PHOTOS - DSI MACON SUITE (CONT'D)



### PHOTOS - UNFINISHED UPPER FLOOR





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### AERIAL PARCEL MAP

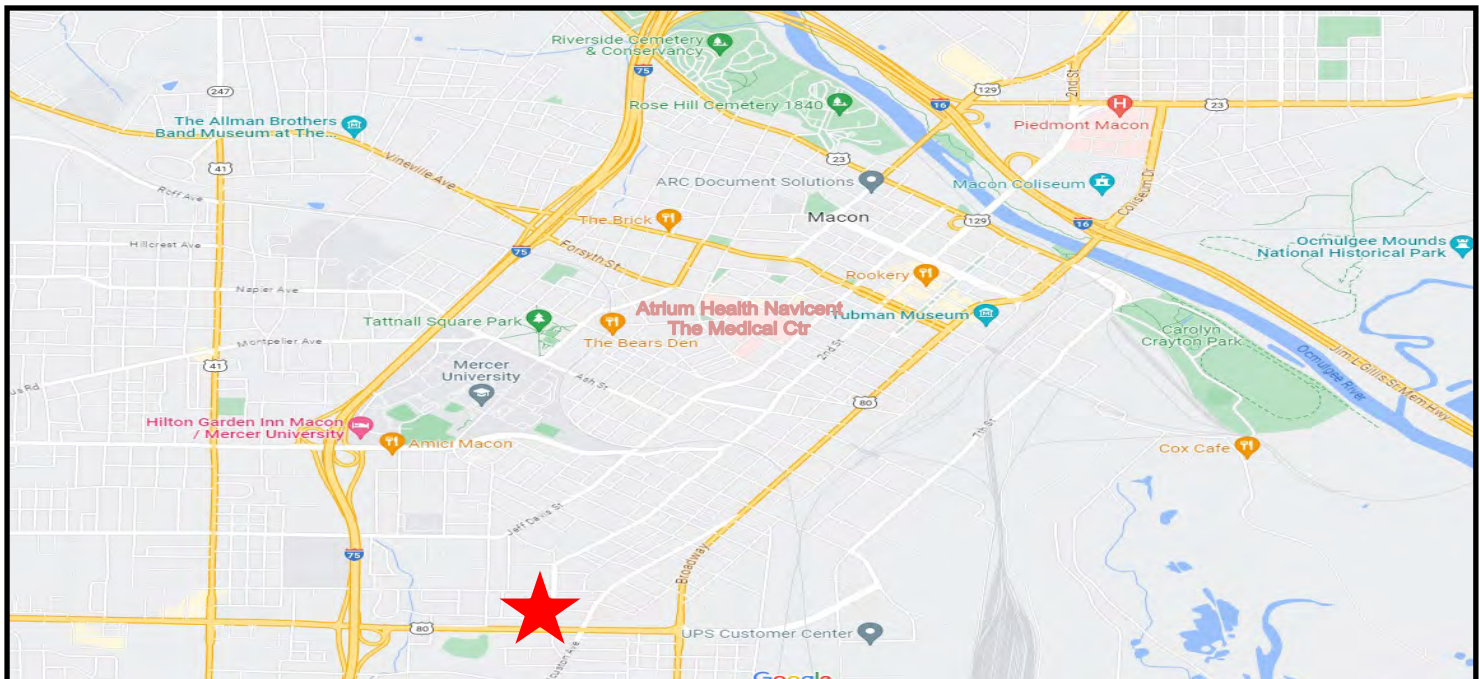




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