



423 Spaulding Road
Montezuma, Macon County, Georgia 31063

SALE



RESTAURANT BUILDING / MEETING FACILITY

5,152± SF - .94± ACRES

SALES PRICE: \$265,000

CBCMACON.COM

EXCLUSIVE AGENT
ARTHUR P. BARRY III, SIOR
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 **COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY
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COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

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PROPERTY OVERVIEW

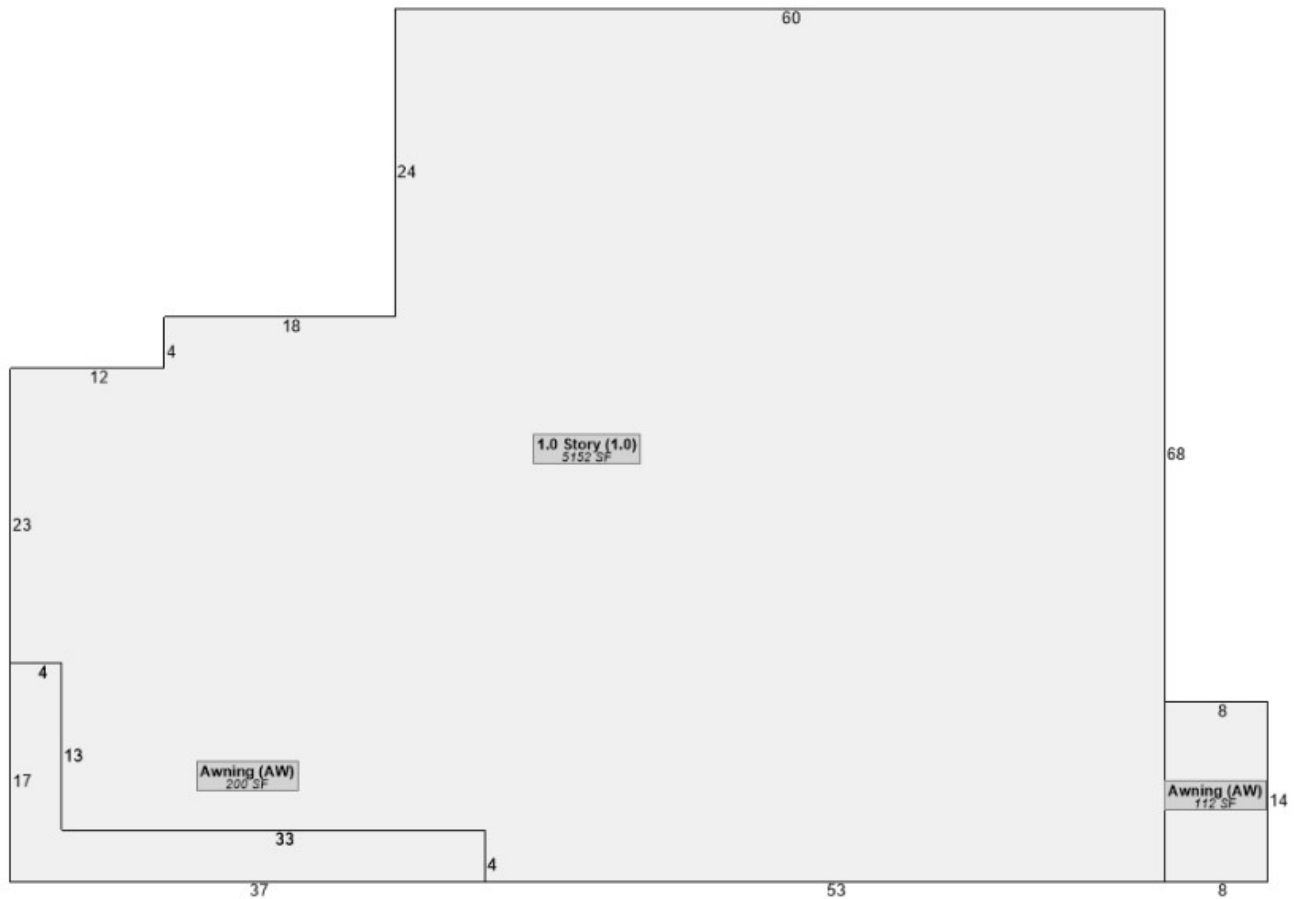
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LOCATION:	Subject property located at the signalized intersection of Spaulding Road and Walnut Street.
BUILDING INFORMATION:	5,152± SF Restaurant Building - Built as Hardee's Restaurant
SEATING CAPACITY:	190
AVERAGE DAILY TRAFFIC COUNT:	7,090 VPD
LAND AREA:	<ul style="list-style-type: none">.94±AcresAccess via Spaulding Road & Walnut Street
YEAR BUILT:	1984
ROOF:	70% Composition, 30% Enamel Metal
ZONING:	C
PARKING:	Plenty of concrete paved parking
UTILITIES:	<ul style="list-style-type: none">All utilities available to the site.480 AMP 3-phase electrical
NEIGHBORS:	McDonald's, Huddle House, Subway, Montezuma Gas & Go, CVS, Dollar General, Advance Auto Parts, Macon County High School
SALES PRICE:	\$265,000



BUILDING SKETCH

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AERIAL MAPS

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LOCATION MAP

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