

SALE

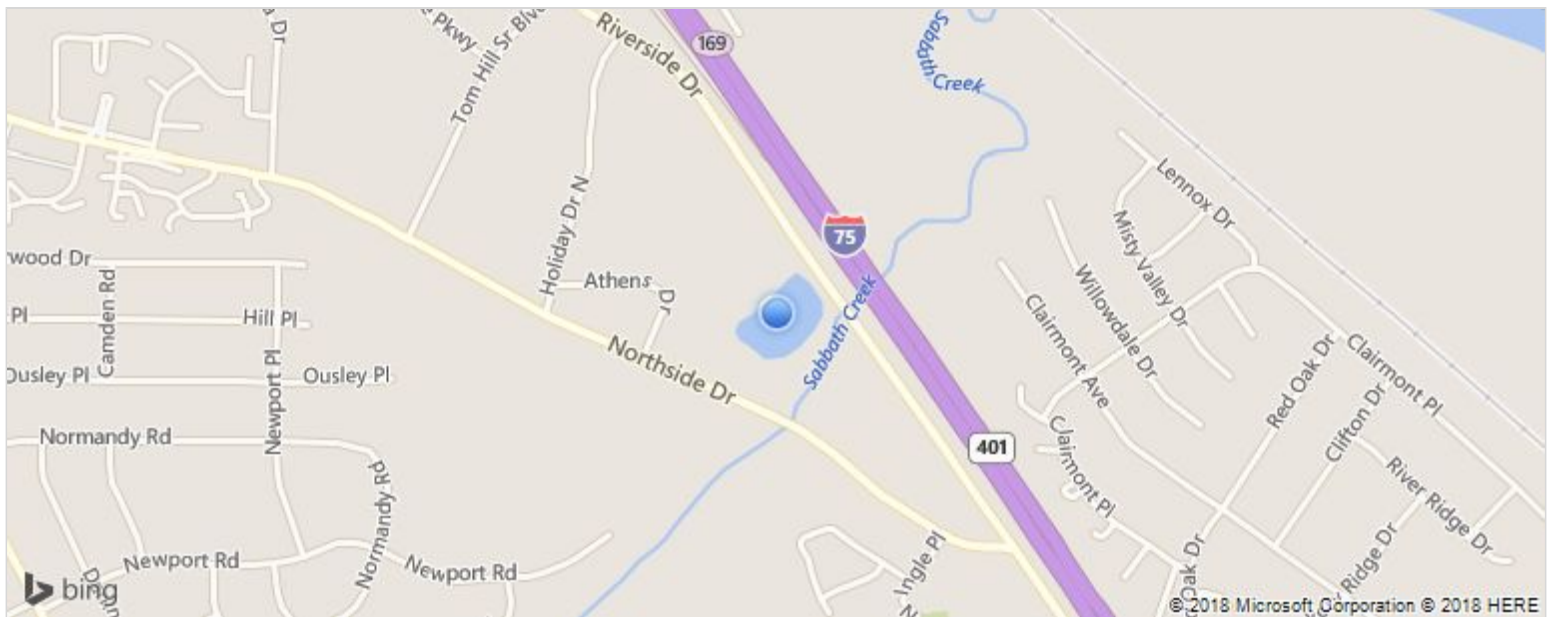
\$6,000,000
Office Bldg
94,305 SF

Redevelopment for Assisted Living, Elder Care

3500 Riverside Drive
Macon, GA 31210



Property Type:	Office Bldg
Year Built:	1982
Level Number:	2
Max Continuous Area:	94,305
Zoning:	C2 and C4
Tax Year:	2017
Listing ID:	338KY7



Redevelopment for Assisted Living, Elder Care - 3500 Riverside Drive Macon GA, 31210 United States

Property Description

Excellent redevelopment opportunity for assisted living, memory care, elder care, and skilled nursing for the elderly 94,305± Total SF, Full-Time Care Facility Building 1: 54,030 SF Main Building - Three Story - Built in 1982 Building 2: 33,275 SF One Story - Built in 1986 Building 3: 7,000 SF One Story - Built in 1978 59 Patient Rooms, 55 double occupancy, 4 single occupancy Capacity 114; previously licensed for 72 Served by two operational elevators 19.13 total acres Fronts three acre pond Roof replaced in 2012 Brick construction Electrical: Building 1 & 2: 480 / 308 / 110V, 1P / 3P; Building 3: 208/110V, 1P HVAC: Package systems with heat pumps Wet sprinkler fire protection system Emergency generators: Building 1: 80 kW diesel; Building 2: 60 kW diesel 200+ asphalt parking spaces

Additional Features

Style:	Office Bldg -Medical
Building Size:	94,305 SF
Lot Size:	19.13 AC
Taxes:	\$54,394
Parking Places:	200

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