

SALE OR LEASE

MEDICAL OFFICE BUILDING

376 Rogers Avenue
Macon-Bibb County, Georgia 31204

SALE PRICE: \$399,000

LEASE RATE: \$12.00/PSF, Gross
(\$4,500.00 Per Month)



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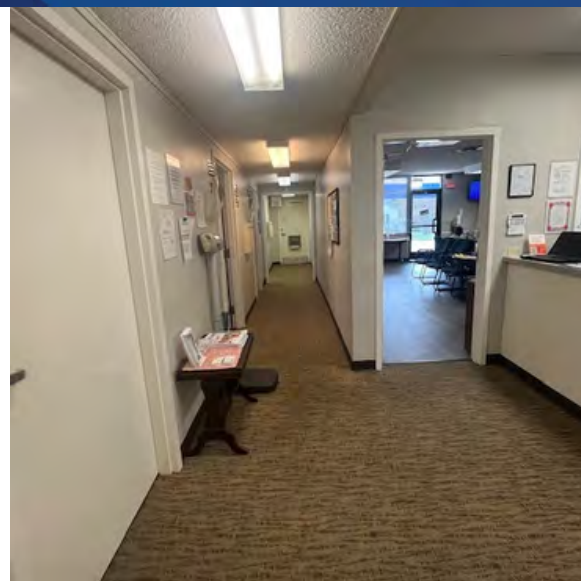


**COLDWELL BANKER
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PROFESSIONAL MEDICAL FACILITY IN NORTH MACON

BUILDING INFORMATION

- **4,500± SF Medical Office Building**
 - Waiting Room
 - Reception Area
 - Nine (9) Private Offices
 - Eight (8) Exam Rooms
 - Dental Suite
 - X-Ray Room
 - Pharmacy Room
 - File Room
 - Two (2) Restrooms
 - Six (6) Storage Rooms
- **Year Built:** 1960
- **Site:** 0.16± Acres
- **HVAC:** Four (4) HVAC units installed in 2018
- **Roof:** Original single-ply elastomeric roof; extensive repairs completed in 2021
- **Parking:** Paved parking in front and along the side of the building
- **Signage:** Monument Sign
- **Utilities:** All public utilities
- **Zoning:** C-1

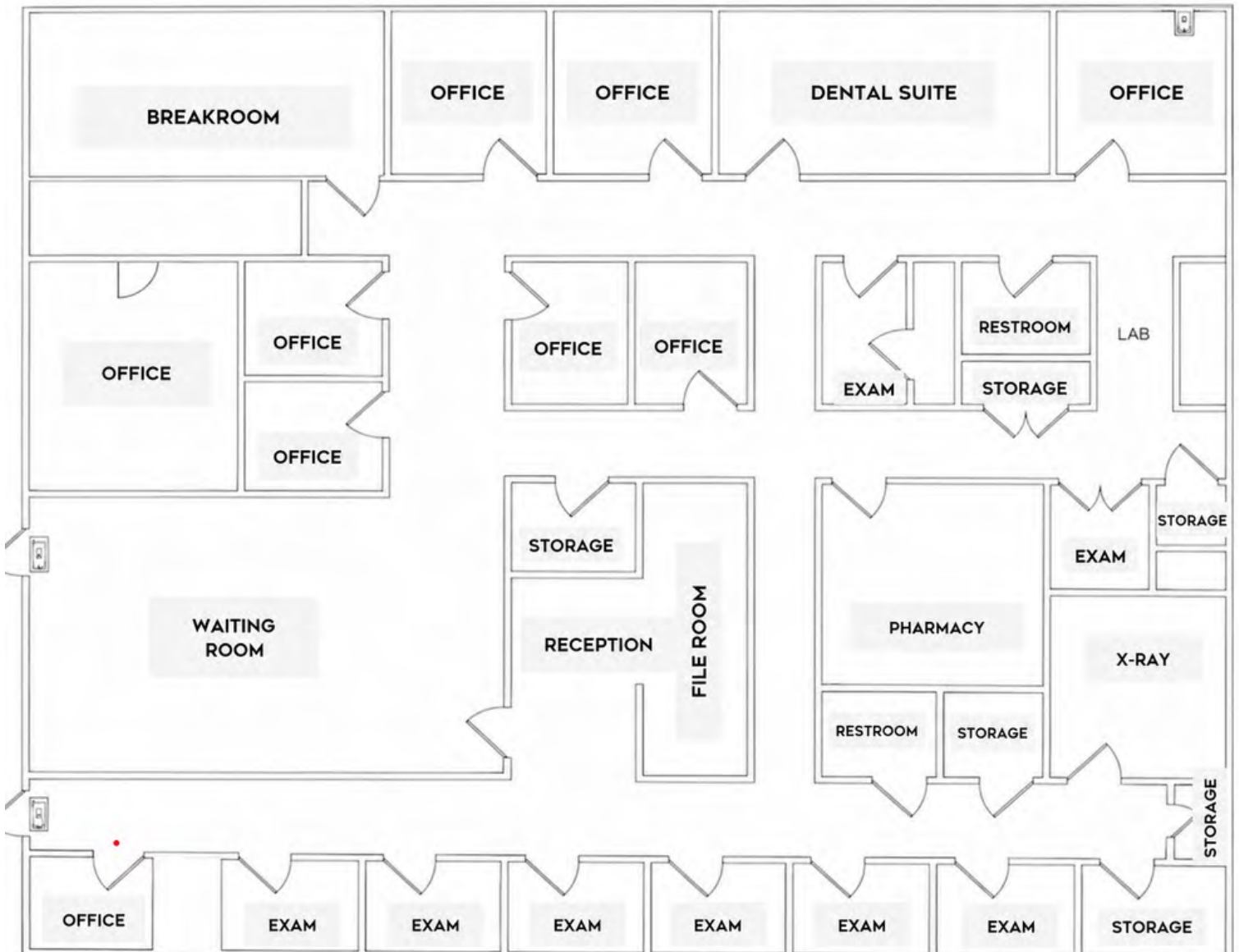
LOCATION OVERVIEW

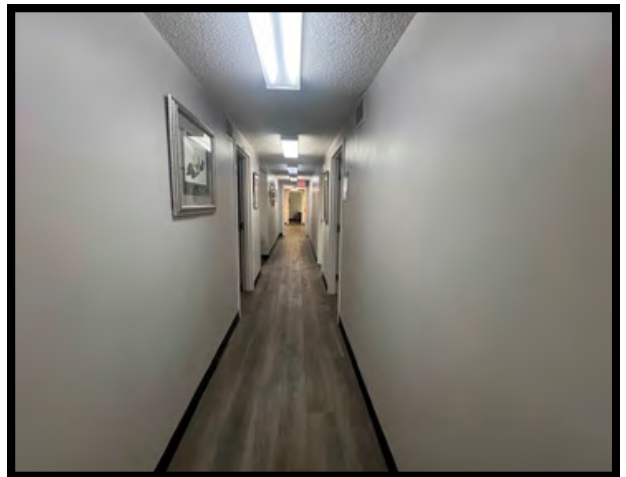
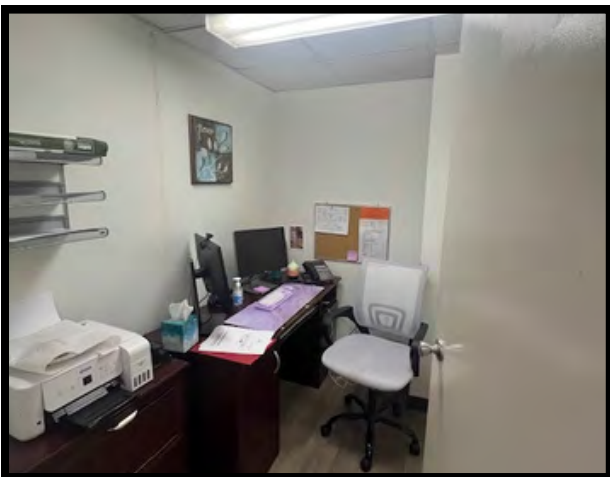
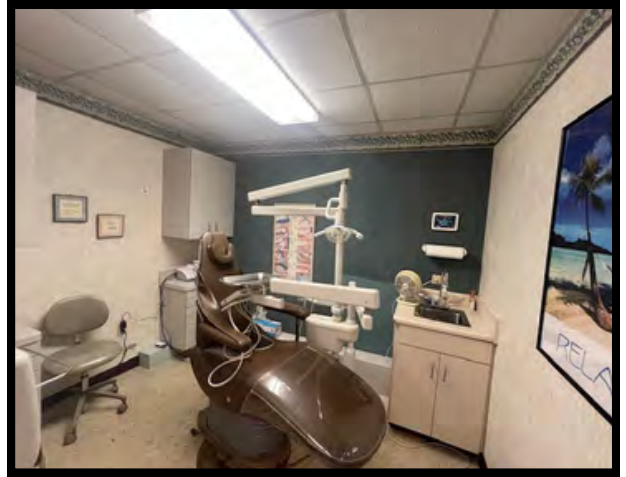
- **Strategically located in North Macon**, just off Ingleside Avenue, providing convenient access to established residential and commercial areas
- Approximately **2.5 miles from Atrium Health Navicent Hospital**, placing the property within close proximity to a major medical destination
- Approximately **3 miles from Piedmont Hospital**, further enhancing the property's position within Macon's established healthcare corridor
- Approximately **1 mile from Interstate 75/Hardeman Avenue**, offering convenient regional access for patients, employees, and visitors
- Convenient to shopping, restaurants, and banking
- The property offers **paved front and side parking and monument signage**, supporting convenient patient access and strong property identification

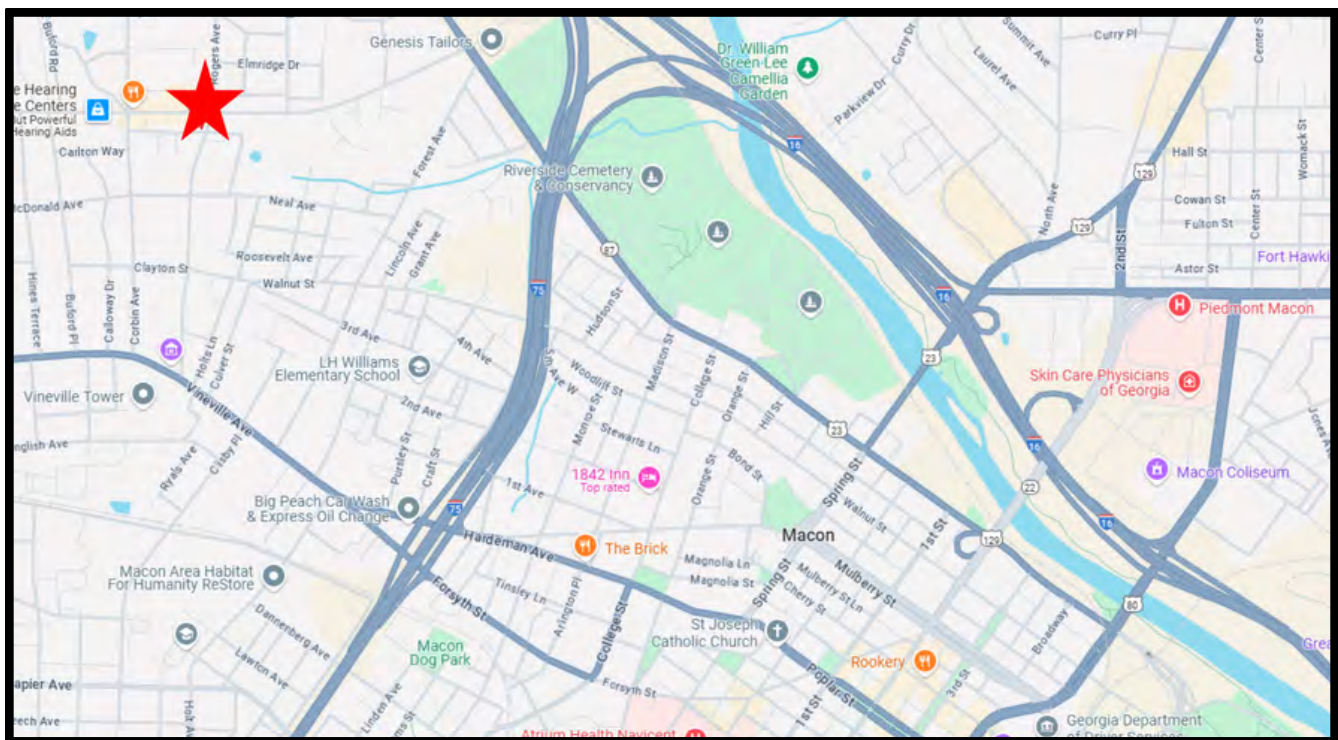
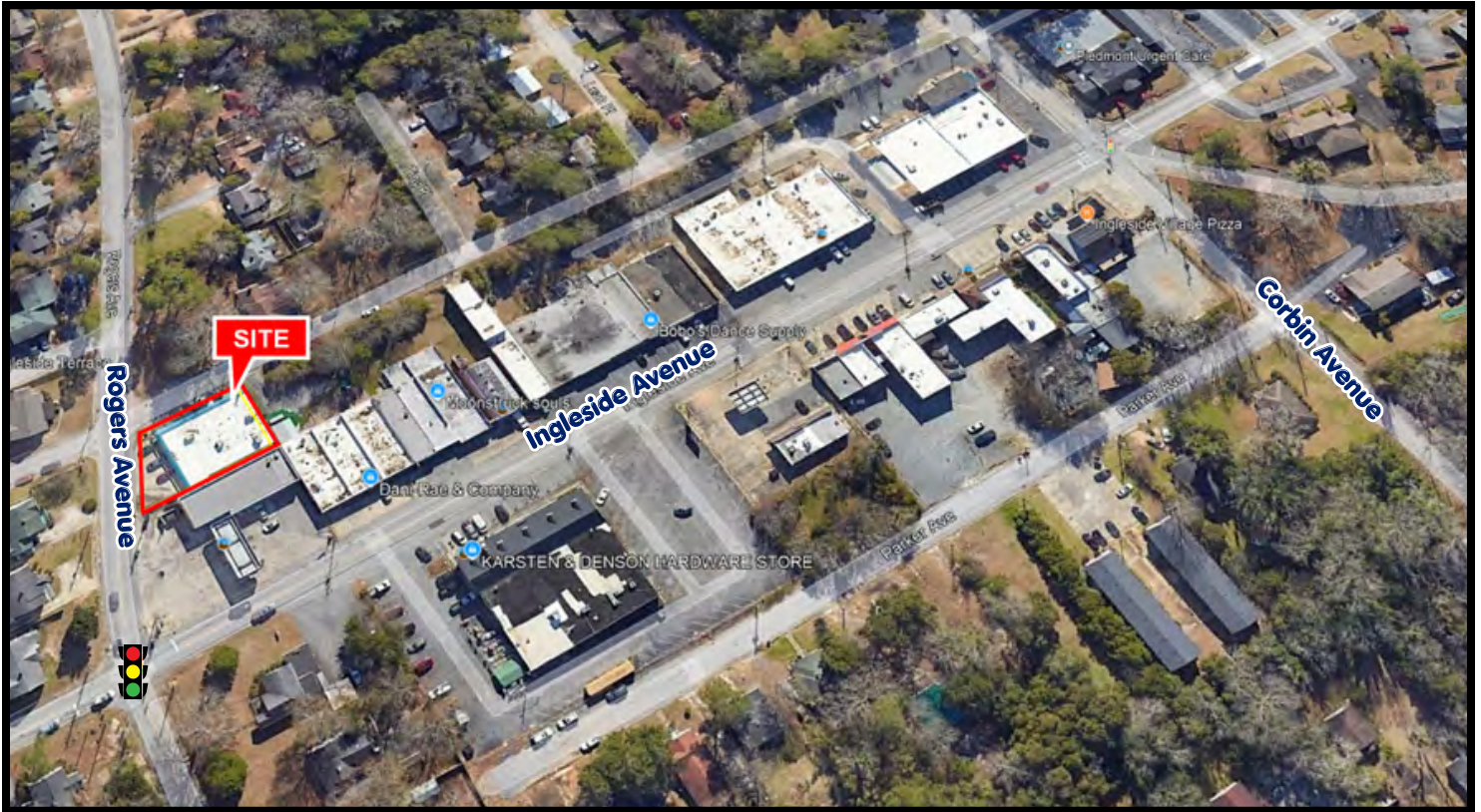
SALES PRICE: \$399,000
LEASE RATE: \$12.00/PSF, GROSS
(MONTHLY RENT: \$4,500.00)

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FLOOR PLAN







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