

MULTI-TENANT RESIDENTIAL INVESTMENT PROPERTY

1063 WALNUT STREET
MACON, GA 31201
BIBB COUNTY

SALE PRICE:
\$325,000



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PROPERTY INFORMATION

- 4 Residential Units
- ± 1,902 SF
- Zoned: HR-3
- 0.14 Acres
- Located in the heart of downtown Macon, at the corner of Cherry street and Second Street
- Within walking distance to downtown retail and restaurants

Rent Roll as of January 2025

Suites	Rent (Monthly)	Expiration
Suite 1 Upstairs 1 bedroom	\$900	06-30-2025
Suite 2 Upstairs 2 bedroom	\$1,250	04-30-2025
Suite 3 Downstairs Studio	\$750	06-30-2025
Suite 4 Downstairs studio	\$850	06-30-2025

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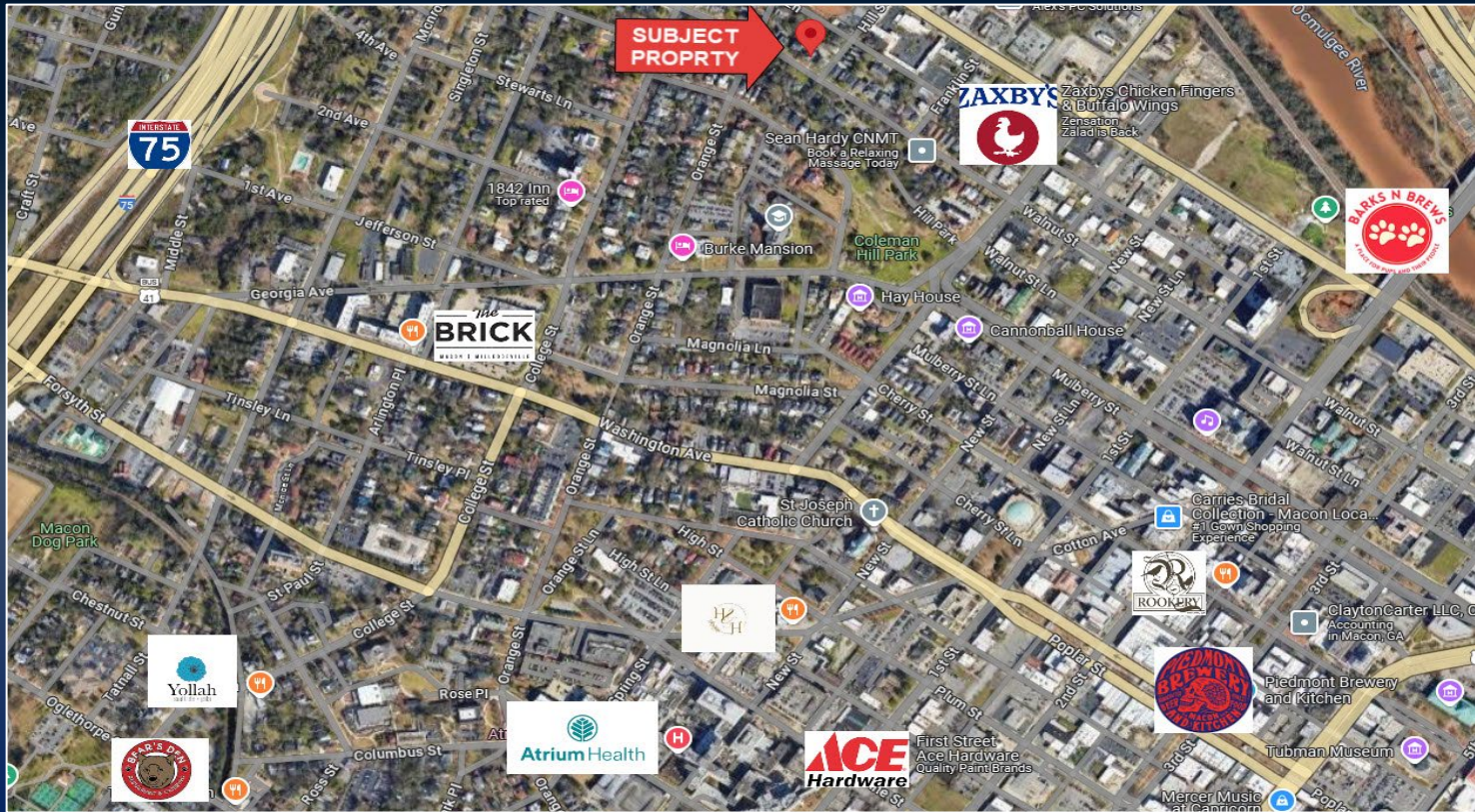
PROPERTY FINANCIALS

Gross Income	\$45,000
Expenses	
CAM, Taxes & Insurance	\$4,500
Utilities (water & sewer)	\$10,152
Total Expenses	\$14,652
Net Operating Income	\$30,348

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AERIAL VIEW



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