

PRICE REDUCED

FOR SALE OR LEASE

EXCELLENT REDEVELOPMENT OPPORTUNITY



STEPHANIE FOLSOM, CCIM
EXCLUSIVE AGENT

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COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

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Revised 8/7/24

SALE/LEASE

**REDEVELOPMENT OPPORTUNITY / NIGHTCLUB
473 SECOND STREET - MACON BIBB COUNTY, GA 31201**



PRIME DOWNTOWN LOCATION

**22,694± SF
TWO-STORY BUILDING**

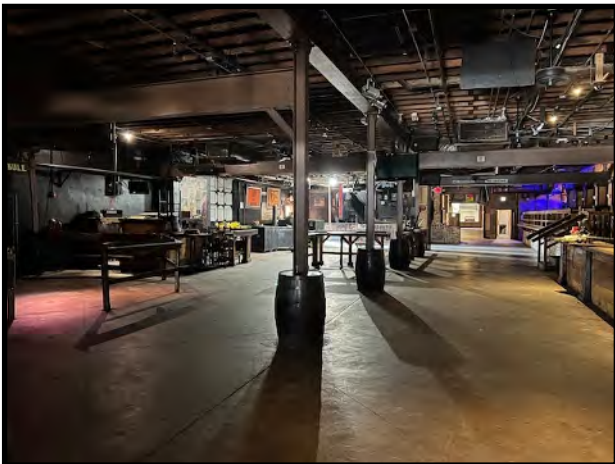
**ADJACENT TO
TRUIST BANK OFFICE BUILDING
& BERT MAXWELL FURNITURE**

FORMER CRAZY BULL NIGHTCLUB

**REDUCED SALES PRICE:
~~\$1,900,000~~ \$1,689,000**

**OWNER FINANCING AVAILABLE
(6.75% INTEREST)**

**LEASE RATE:
\$10,000 / MONTH / SUITE "A"
\$3,000 / MONTH / SUITE "B"**



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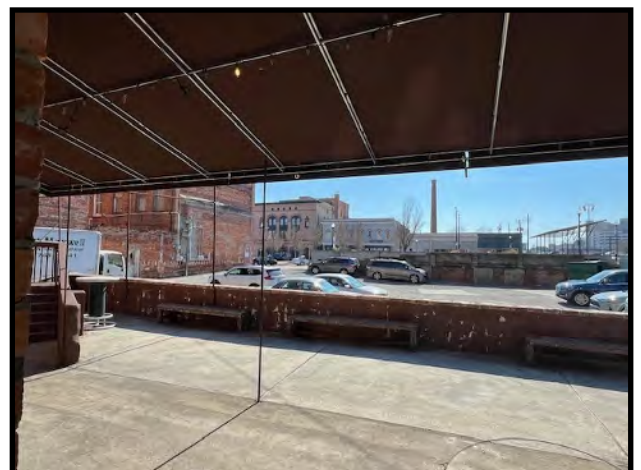
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PROPERTY OVERVIEW

Building Size	22,694± SF (See Page 4)
Outdoor Space	Leased by Seller 6PM - 6AM (Includes outdoor area & parking lot)
Site Information	0.24± Acres
Year Built	1960
Elevator	Non-Functional
Roof	13 Years Old
HVAC	Eight (8) Units
Fire Protection	Fully Sprinklered
Utilities	All public utilities
Zoned	CBD-1
Property Taxes	\$10,059.56 (2023)

LEASE RATES: See Page 4

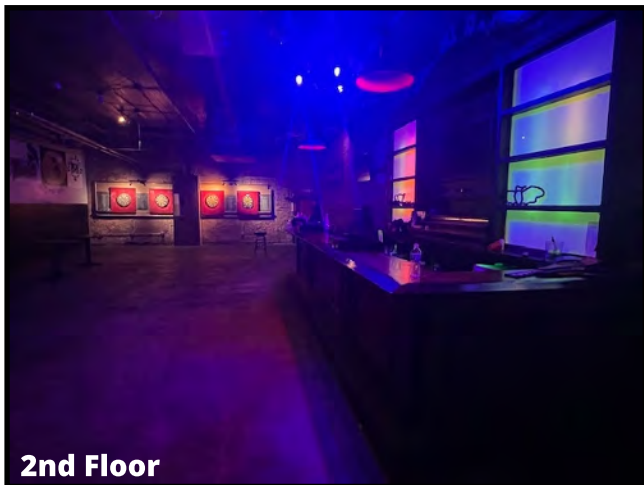
REDUCED SALES PRICE: \$1,900,000 \$1,689,000
(Owner Financing Available - 6.75% Interest)



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FLOOR PLAN

Suite "A": 11,347± SF Main Level (Former Crazy Bull)

- Bar 1: 56'±; Four (4) terminals
- Bar 2: Guitar shape; 3-compartment sink; one (1) terminal
- Bar 3: Small bar in rear
- Dance floor
- Elevated stage
- Six-booth seating area
- One (1) private office
- Storage room
- Restaurant area in rear with bar, seating area and kitchen (grease trap, hood, hand sink and 9'x14' walk-in cooler)
- Men's restroom: Eight (8) urinals, four (4) stalls and six (6) sinks
- Women's restroom: Twelve (12) stalls and six (6) sinks

Upper Level: 11,347± SF

- Dance floor
- Bar
- VIP stadium seating with view of stage on main level
- Large storage area

LEASE RATE: \$10,000.00/Per Month

Suite "B": Lower Level - Second Street Separate Entrance

- Dance floor
- Stage
- Private room
- Bar with cooler
- Men's restroom: Two (2) urinals and one (1) stall
- Women's restroom: Two (2) stalls

LEASE RATE: \$3,000.00/Per Month

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AERIAL MAP



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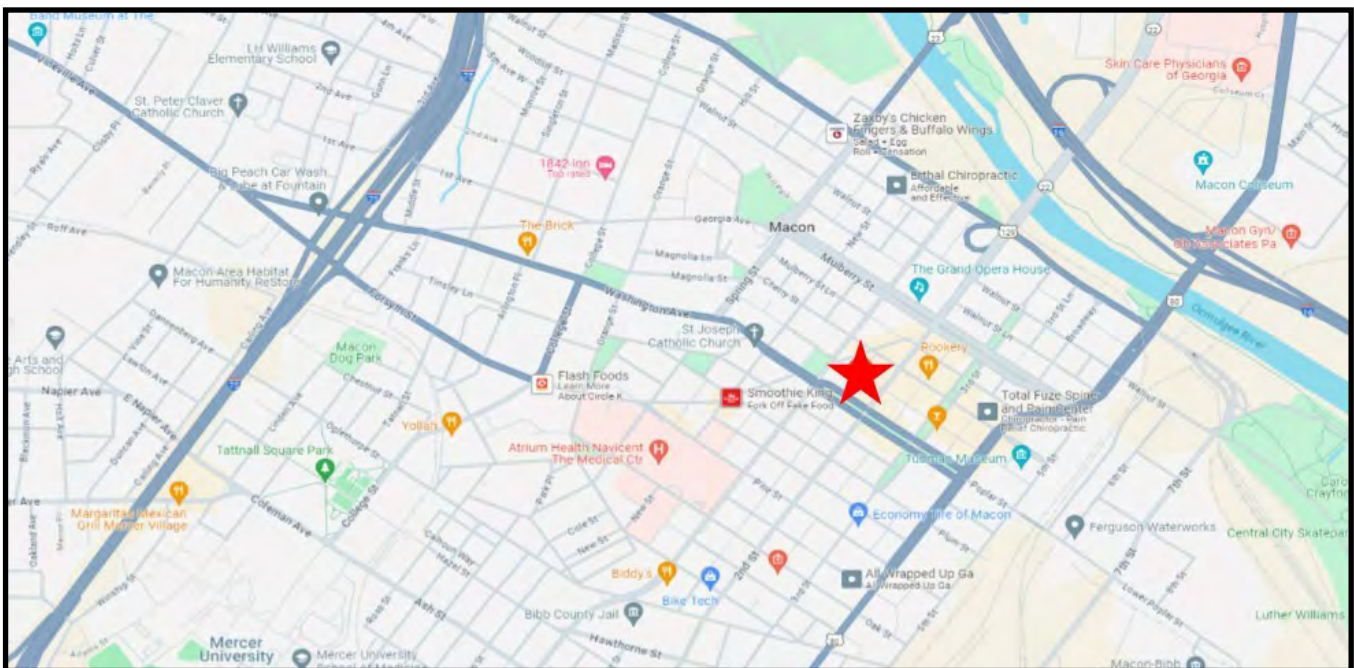
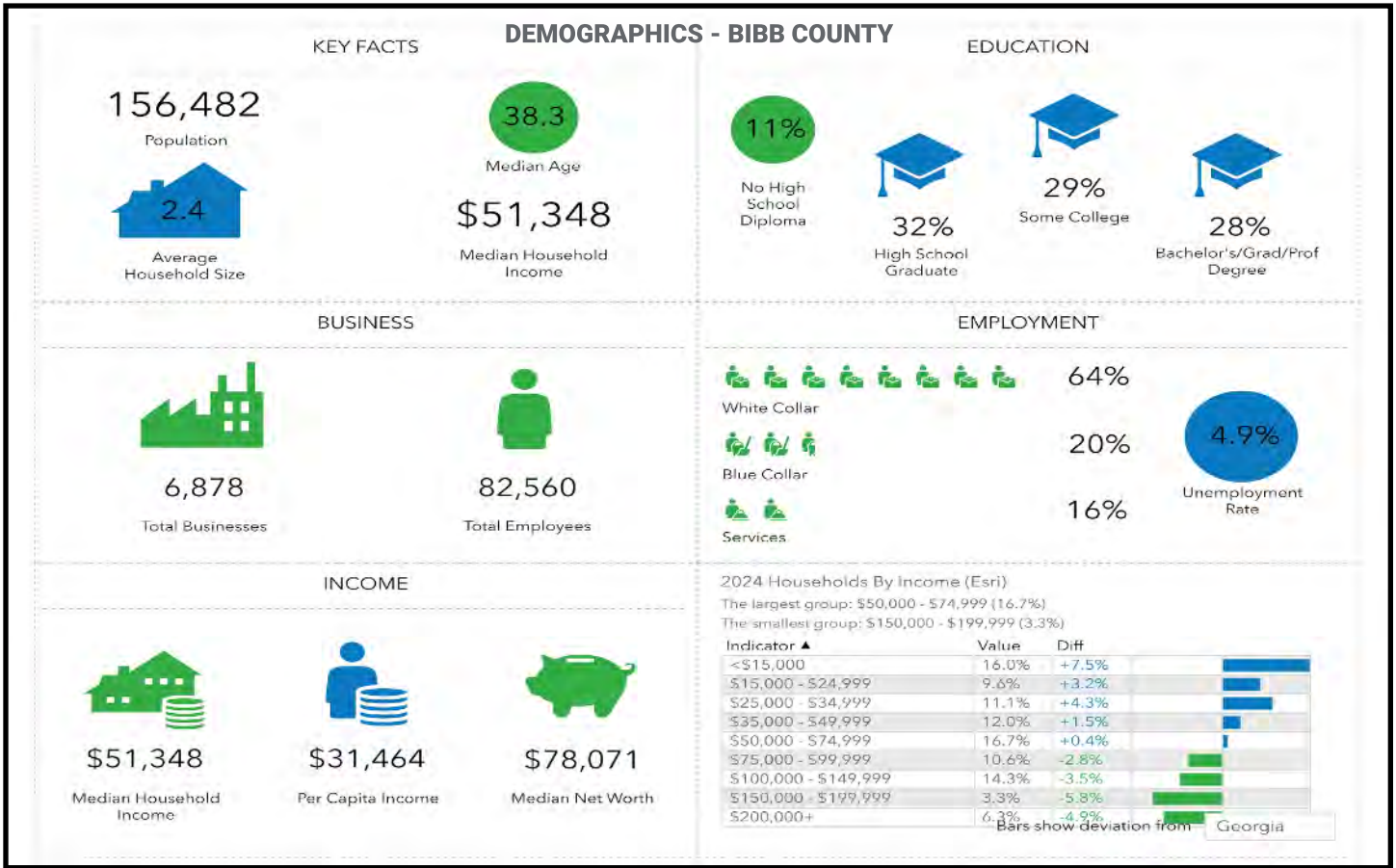


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