

SALE

NEW IMPROVED PRICE

OFFICE LIVE / WORK SPACE
EXECUTIVE LOFT (PARTIALLY FURNISHED)

534 Second Street
Downtown Macon, Bibb County, Georgia 31201

"SHOWN BY APPOINTMENT ONLY"



REDUCED SALES PRICE: ~~\$699,000~~ \$630,000

**DEIDRA STEWART
EXCLUSIVE AGENT**

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**COLDWELL BANKER
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EBERHARDT & BARRY

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Revised 10/28/24

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OFFERING SUMMARY

Building Size	2,583± SF - Main: 1,519± SF - Upper: 1,064± SF
Lot Size	0.03 Acres
Year Built	1920
Completely Renovated	2020
HVAC	Two Units (Lenox) - Main level: Split unit - Upstairs: Package unit
Zoning	CBD-1
Utilities	Electric & Gas
Parking	Gated parking lot available
Included In Sale	- (2) Wall hung TV with Bose sound system in living / den area - Gas fireplace - Thermador refrigerator with ice maker - Wolf (8) burner gas stove - Microwave - Wine cooler - Thermador dishwasher - GE washer/dryer stack unit (electric) - Wall mounted TV in bedroom - Ceiling fans - Window shades
Property Tax Bill:	\$1,451.91 (2024)

PROPERTY HIGHLIGHTS

- This beautiful downtown loft building is private and unique. Two interior levels consisting of 2,250± SF with an open floor plan concept.
- Industrial style steel staircase with cable railing leading upstairs
- Upper Level: Large bedroom, large walk-in closet, full bath and mezzanine/office area
- Main Level: Open living space, 1/2 bath; high ceilings
- Kitchen/Dining: High end appliances; large pantry
- Front entrance on main level / Rear entrance on steel platform overlooking gated parking lot

LOCATION OVERVIEW

- Downtown in the Central Business District
- Walking distance to restaurants, entertainment, shopping and financial institutions
- 1/2 mile from Atrium Health Medical Center
- 1.5 miles from Piedmont Hospital
- 1 mile from Mercer University Law & Medical School

REDUCED SALES PRICE:
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MAIN LEVEL PHOTOS



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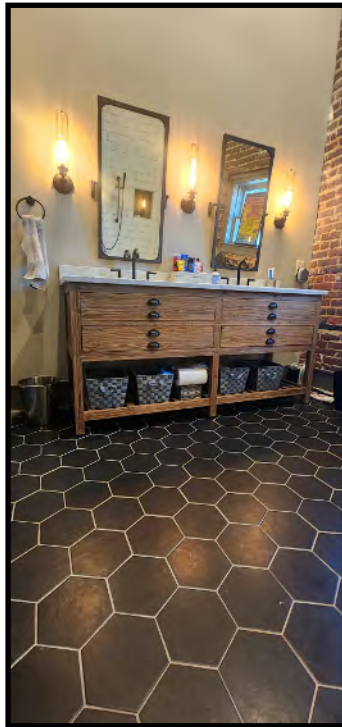
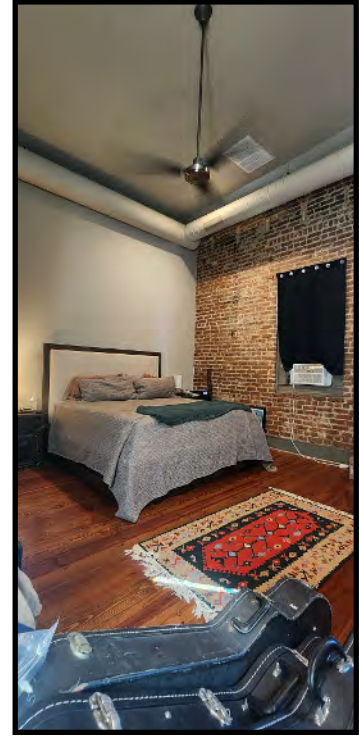
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UPPER LEVEL PHOTOS



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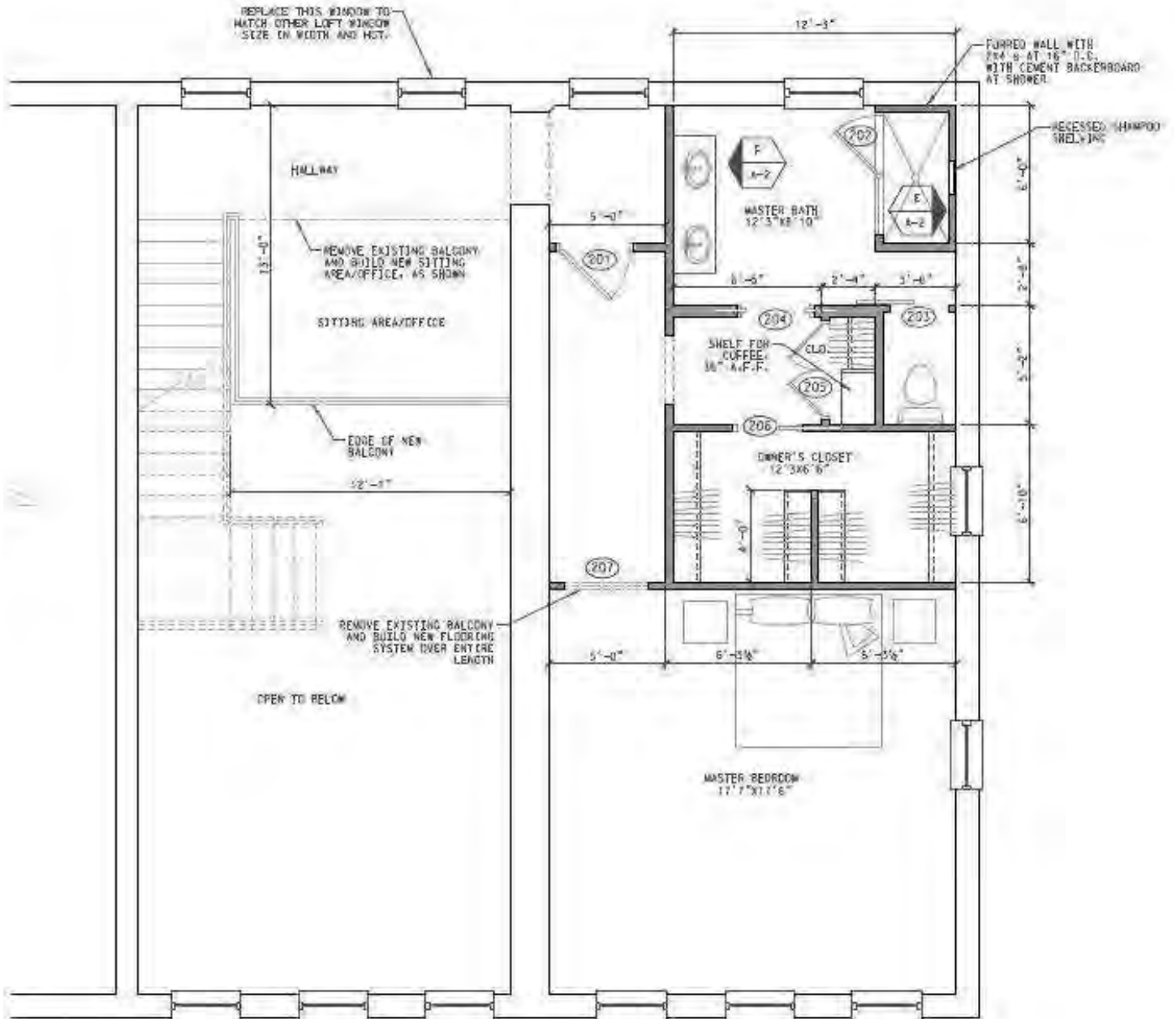
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FLOOR PLAN-SECOND LEVEL



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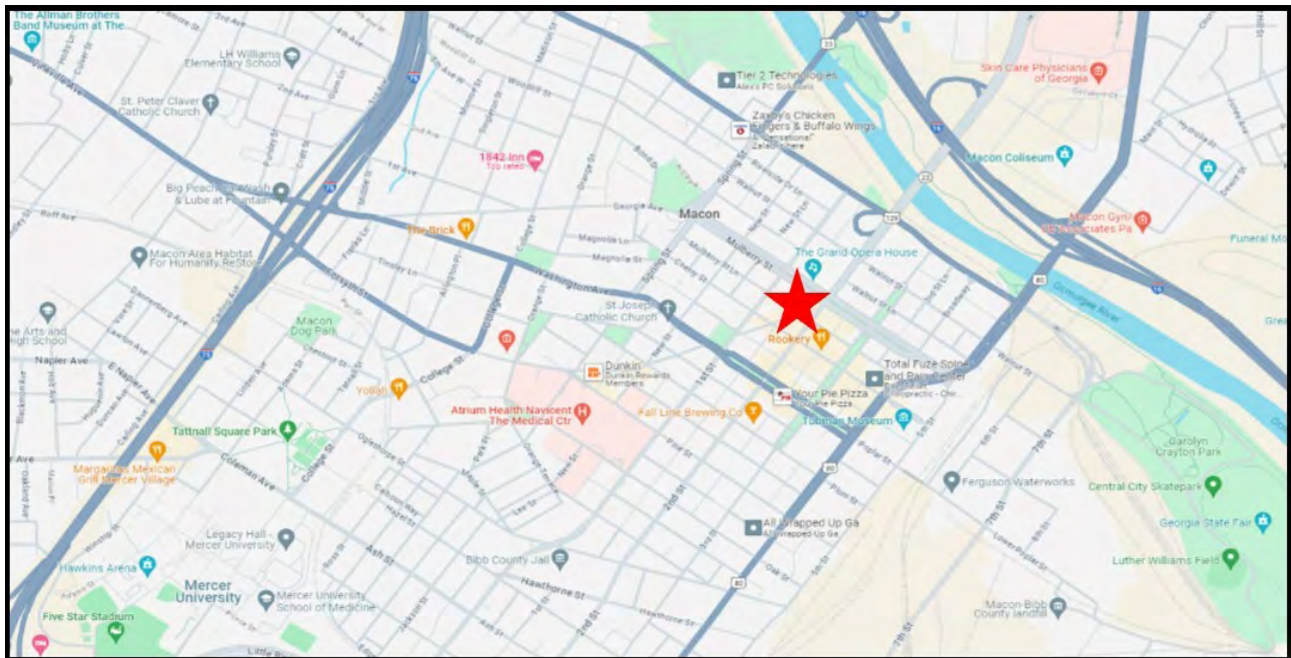


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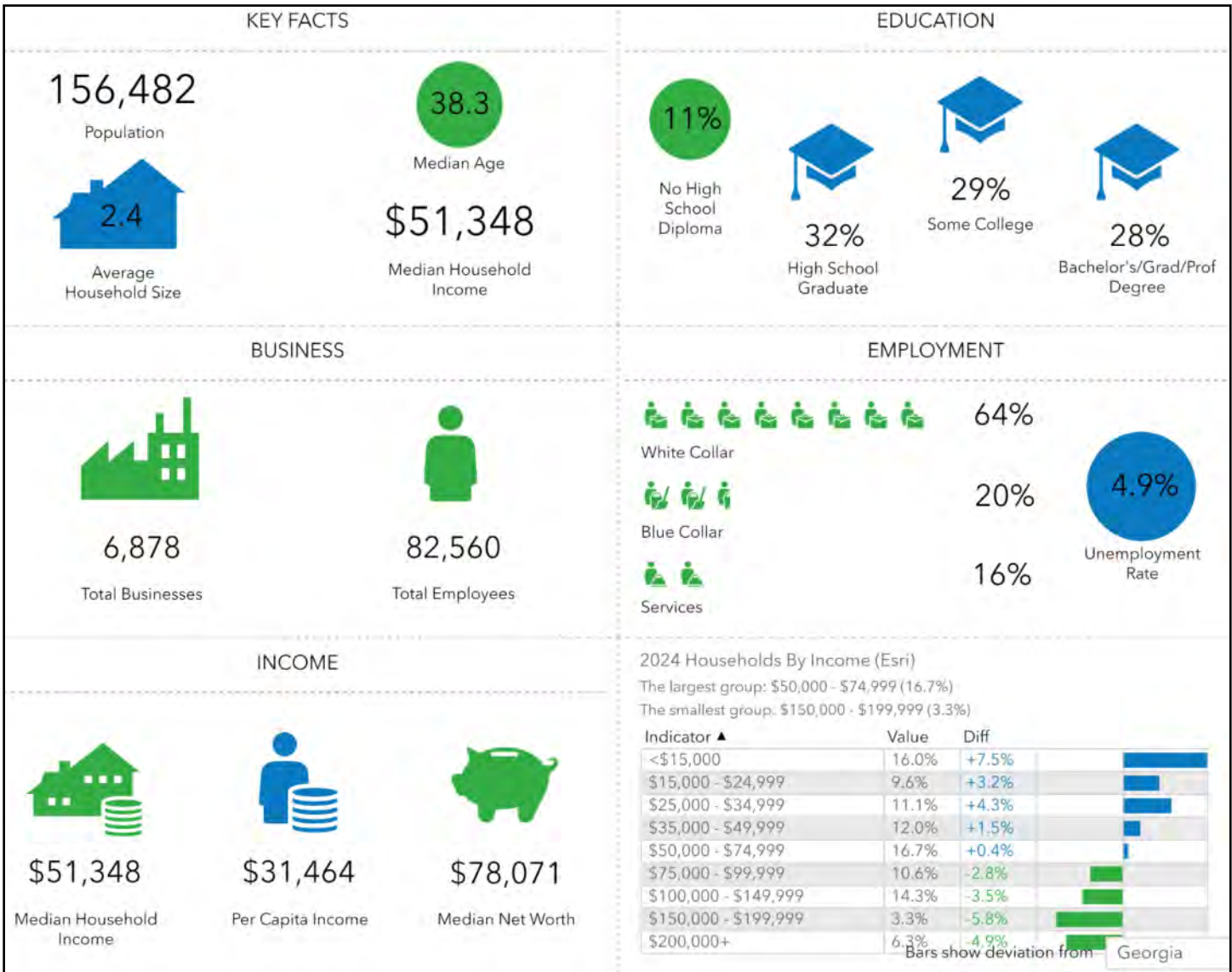
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DEMOGRAPHICS - BIBB COUNTY



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