

Investment Properties For Sale

Class A Offices For Sale in North Macon Office Park

2500 Northside Crossing
Macon, GA 31210

4,800± SF Office Space
can be one space or several suites

These fully leased investment properties offer immediate cash flow with a stable annual NOI

Priced at 7.5% of CAP Rate based on existing cash flow.



~~\$840,000.00~~

\$825,000.00

Joel Bartholf

(O) 478-254-2660 (M) 478-442-6353
jb@citylinecommercial.com



PROPERTY INFORMATION

Investment Properties for Sale

- Professional Office Park with 24-hour access, surrounded by many established businesses
- Large, executive offices with built in conference areas
- Flexible floorplan to fit your needs and allow for rental income
- Large foyer/entry areas and open workspace or conference rooms
- Full kitchen and kitchenettes
- Access to I-75 and North Macon's many amenities
- Beautifully decorated with wood floors, tray ceilings and designer accents



Joel Bartholf

(O) 478-254-2660 (M) 478-442-6353

jb@citylinecommercial.com



PHOTOS

Investment Properties for Sale



2500 Northside Crossing - Macon

Joel Bartholf

(O) 478-254-2660 (M) 478-442-6353

jb@citylinecommercial.com



**PROPERTY
INFORMATION**

Investment Properties for Sale

- Class A offices built in 2006
- Located in a professional office park
- Situated in a prime location of North Macon
- Fully leased.

BUILDING	SQUARE FEET	EXPENSES	RENT	NOI
2500	4800	\$9,138.40	\$71,016.00	\$61,877.60

2500 Northside Crossing – Macon

Joel Bartholf

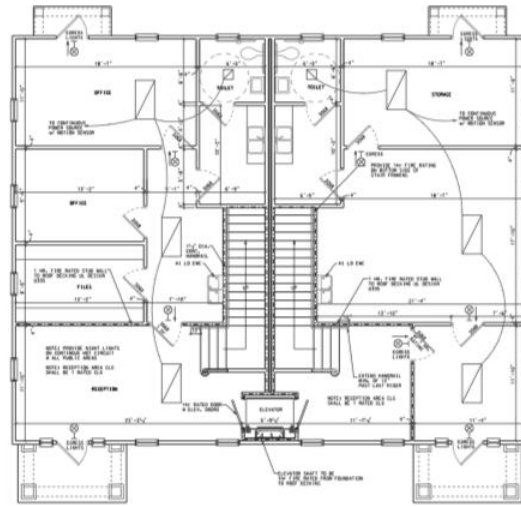
(O) 478-254-2660 (M) 478-442-6353

jb@citylinecommercial.com



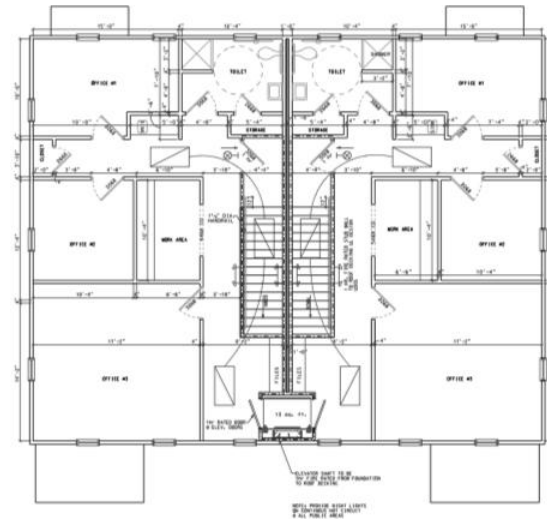
FLOOR PLAN

Investment Properties for Sale



first level floor plan

2500



second level floor plan

2500

GENESIS
COMMERCIAL REAL ESTATE

AN OFFICE SPACE FOR:
HENRY ARRINGTON & MIKE APPLING
NORTHSIDE CROSSING

DATE: AUGUST 2001
SHEET NUMBER:
A-1
2500

2500 Northside Crossing - Macon

Joel Bartholf

(O) 478-254-2660 (M) 478-442-6353

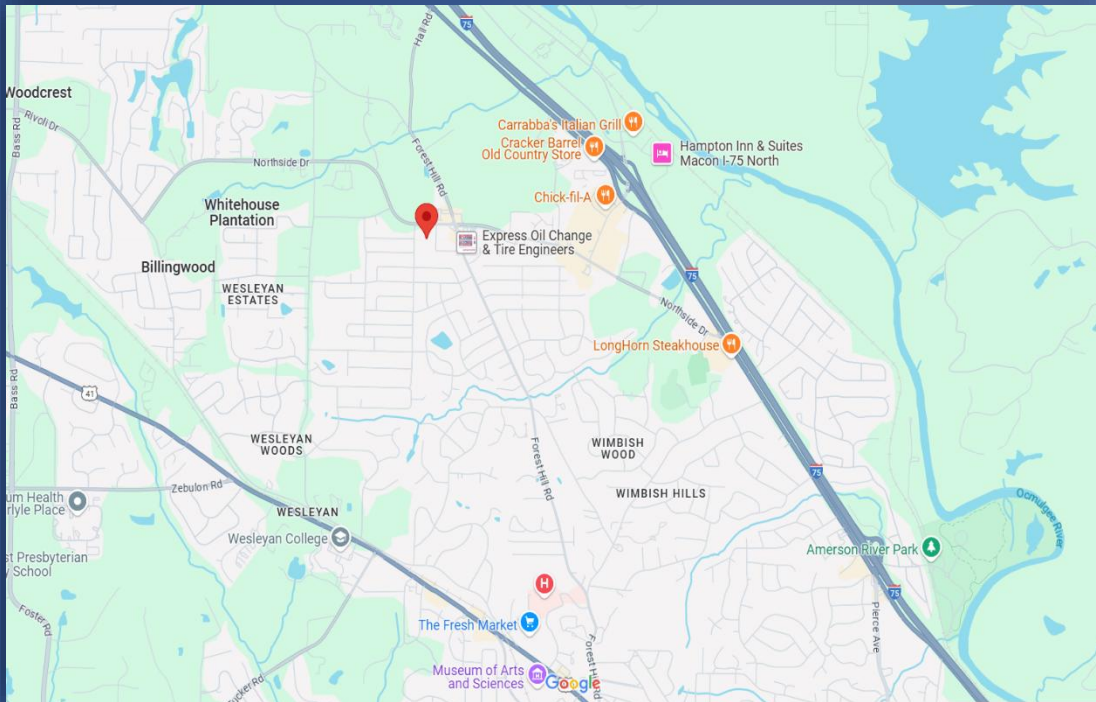
jb@citylinecommercial.com



MAP

Investment Properties for Sale

2500 Northside Crossing - Macon



Joel Bartholf

(O) 478-254-2660 (M) 478-442-6353

jb@citylinecommercial.com

