



**\$1,395,000**

- Commercial
- 16227 sq ft

## **110 HOLIDAY DR**

<https://wscottwilsonproperties.com>

W. Scott Wilson Properties LLC is pleased to offer this multi-tenant building, located adjacent to the Tom Hill retail corridor area of Macon, GA at 110 Holiday Drive (the "Property"). The offering is comprised of an approximately one acre of land along with fee simple ownership rights to a 16,000 sq ft office building that is 50% leased by the Georgia Public Library that has been at this location for 24 years, with 15% leased by State Board of Worker's Compensation that has been a tenant for the last 4 years, and finally with two vacancies of 2773 sq ft and 2767 sq ft, both in move in condition providing some upside. This property is offered at a stabilized cap rate of 11.72% and an 8.22% cap rate on in place NOI.

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## **Description**



**INVESTMENT**

**HIGHLIGHTS:** Long  
term main tenant  
room for upside  
Great location

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