

**MULTIFAMILY CONVERSION OF  
EXTENDED STAY HOTEL WITH 117  
ROOMS ± 10,000 SQ FT OFFICE FACILITY  
| ± 3.13 ACRES**



**ATLANTA LEASING  
& INVESTMENT**

# EXTENDED STAY HOTEL WITH 117 ROOMS ± 10,000 SQ FT OFFICE FACILITY | ± 3.13 ACRES

ADDRESS	<b>4295 Pio Nono Ave Macon, GA 31206</b>
COUNTY	<b>Bibb</b>
HOTEL NAME	<b>Economy Hotel Macon</b>
RENTABLE SQ FT	<b>± 40,633</b>
EVENT CENTER SQ FT	<b>± 10,000</b>
SITE SIZE	<b>3.13 acre</b>
YEAR BUILT/ RENOVATED	<b>1972/2018</b>
PARKING	<b>Surface parking lot</b>
NO. OF BUILDINGS	<b>2</b>
NO. OF FLOORS	<b>2</b>
NO. OF ROOMS	<b>117</b>
SIGNAGE	<b>Pylon sign</b>
AGE OF ROOF	<b>~ 5 years</b>
ZONING	<b>C-4</b>
FINANCIALS	<b>Inquire for information</b>



## PROPERTY OVERVIEW

Atlanta Leasing is pleased to exclusively offer an opportunity to purchase and convert to multifamily the Economy Hotel Macon in Macon, Georgia. This fee simple hotel directly off I-75 provides a comfortable extended stay at an economic rate. The 2-story building consists of 117 corridor facing rooms on approximately 3 acres of land. In addition, there is a ± 10,000 SF office facility building. Economy Hotel Macon has excellent visibility and exposure to I-75 at the Pio Nono exit (Exit 160). This hotel is in close proximity to Macon Airport with quick easy access to Downtown Macon.

## PROPERTY HIGHLIGHTS

- Prime multifamily conversion of existing 2-story extended stay hotel with 117 rooms
- ± 10,000 SF single-story office facility building
- Large 3.13-acre parcel directly off I-75 with large lit pylon sign and spacious parking area
- Excellent visibility and exposure to I-75 at the Pio Nono exit
- Multi-family apartments is a permitted use by zoning, this will require a "change of use" through the municipality
- Lack of residential housing in the area
- Pro Forma rents estimated to be \$700+/month

## PHOTOS



**4295 PIO NONO AVE., MACON, GA 31206**

▶ Stuart Hope 803-760-3631 (cell)

▶ 404-348-4448 ext 4

▶ AtlantaLeasing.com



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