



COMMERCIAL BUILDING FOR SALE

PROPERTY OVERVIEW

PRICE | \$695,000

SQUARE FOOTAGE | 2,485 +/- SF

ACREAGE | 0.33 +/- ACRES

PARCEL ID | 00056419

ZONING | GB - GENERAL BUSINESS

Great opportunity to own a commercial property on Old US-1, the gateway into downtown Southern Pines. The property features a 2,485 +/- square foot story-and-a-half freestanding building on 0.33 +/- acres, combining functionality with charm. Explore a versatile layout featuring multiple offices, a conference room with french doors, a convenient kitchenette, and ample off-street parking. Enjoy prominent signage that ensures high visibility. Don't miss out on this unique opportunity to own a property that blends practicality and character. Business not included in sale.

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PHOTOS

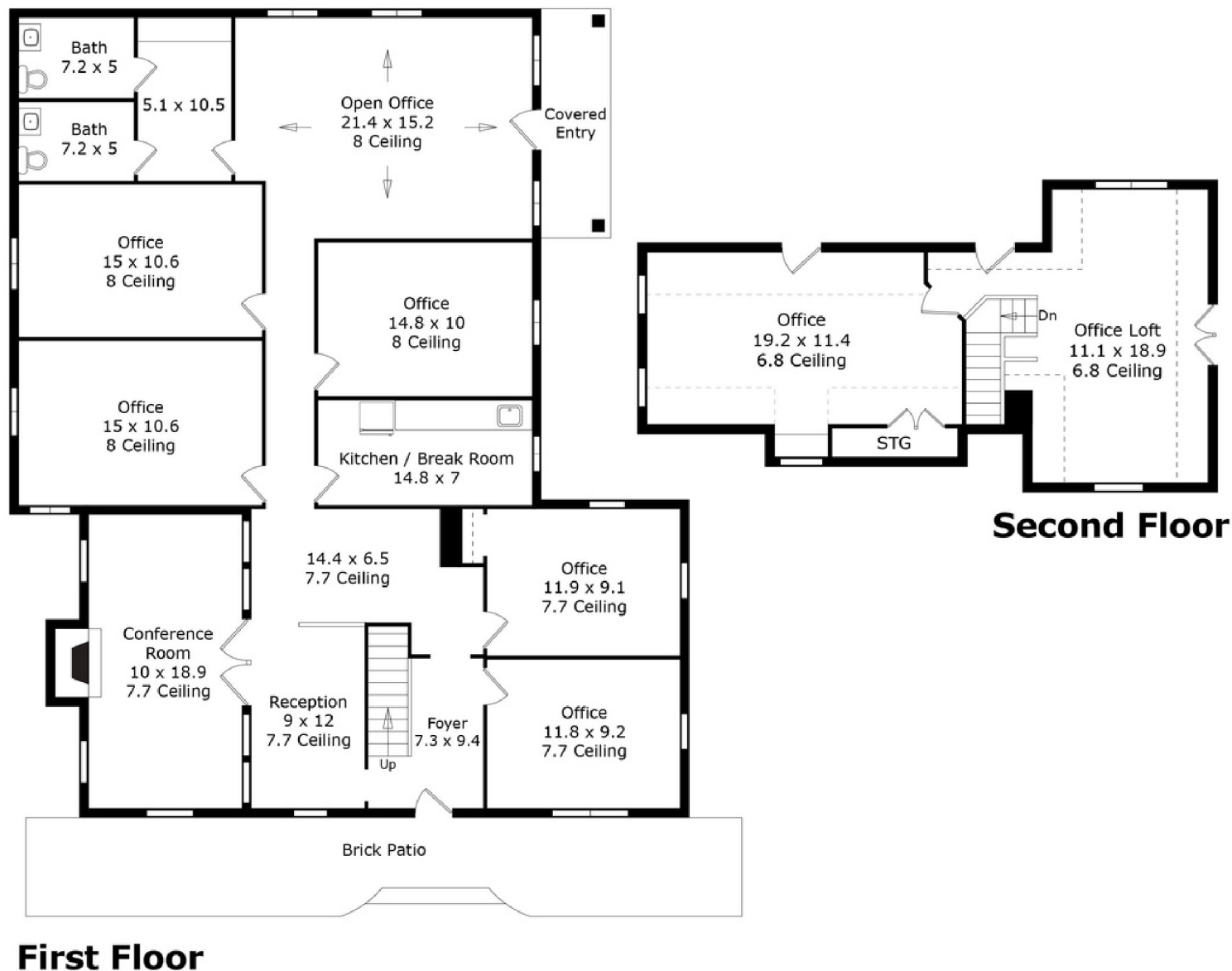


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FLOOR PLAN



NOTE: Floor Plan is for illustrative purposes only.
 Actual details and dimensions may vary.

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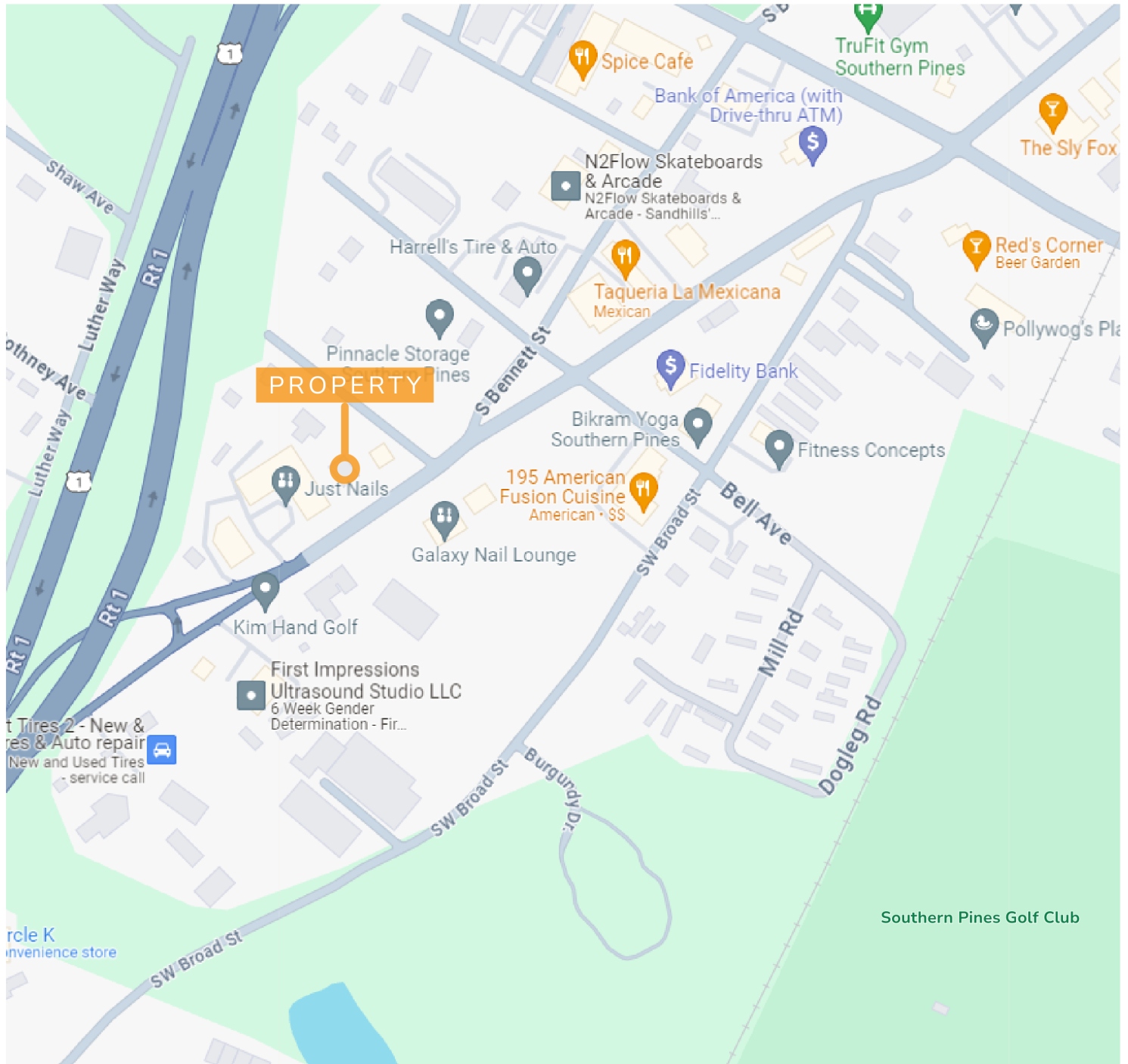
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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification.

RETAIL MAP



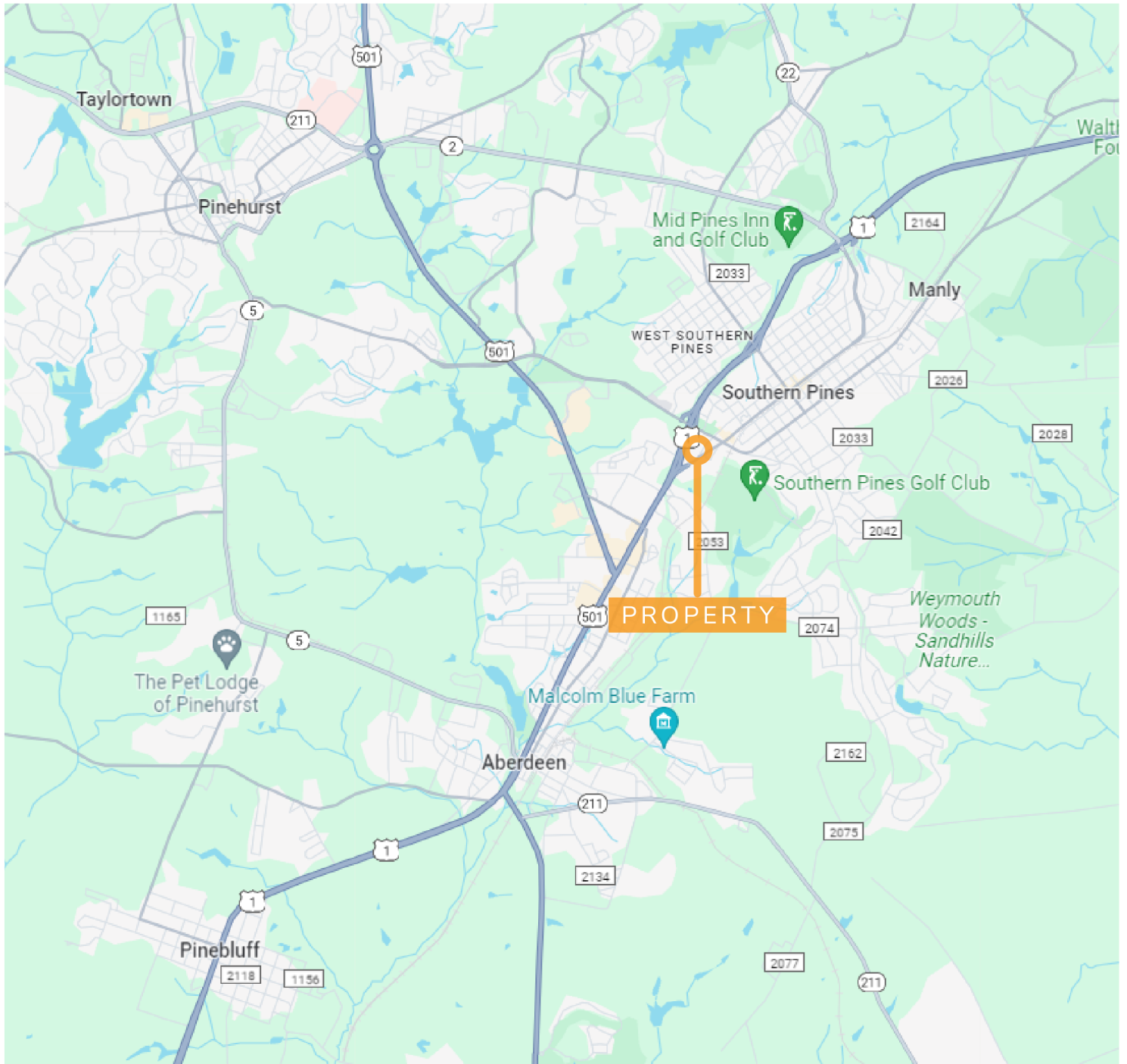
NOTE: Retail Map is for illustrative purposes only.
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LOCATION MAP



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