



COMMERCIAL BUILDING FOR SALE

PROPERTY OVERVIEW

PRICE | \$950,000

PARCEL ID | 00054344

SQUARE FEET | +/- 15,755 SF

ACREAGE | +/- 0.22 ACRES

ZONING | CENTRAL BUSINESS (CB)

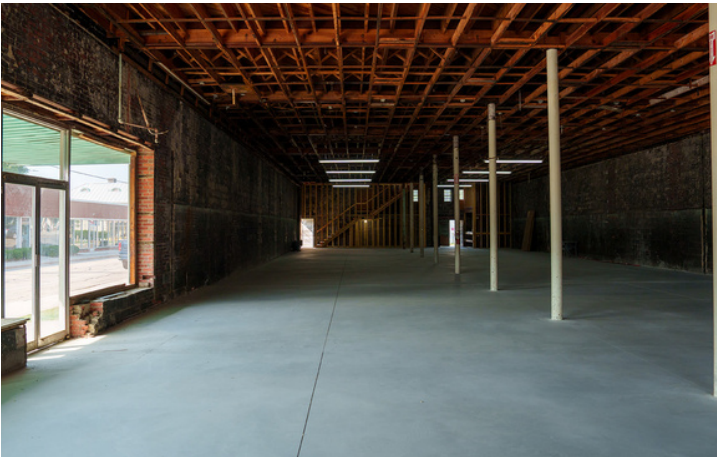
Prime commercial opportunity in the heart of downtown Aberdeen's growing district. This +/- 15,755 SF building occupies a prominent corner at West Main and North Poplar Street, offering excellent visibility. The property includes 7,094 SF on both the ground and second floors, plus a 1,567 SF basement, all situated on +/- 0.22 acres. The building features a unique curved storefront window on the main level. Ideal for a variety of potential uses, including Food & Beverage, Retail, or Fitness. The site was formerly planned as Junction Food Hall. Additional planning and engineering documents are available to buyers for a fee.

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PHOTOS



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RENDERINGS

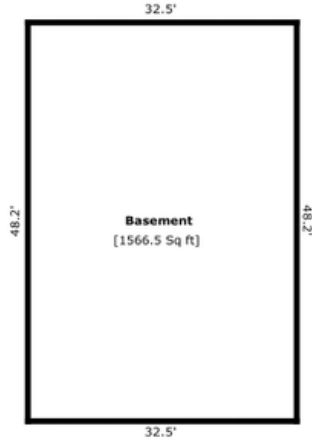


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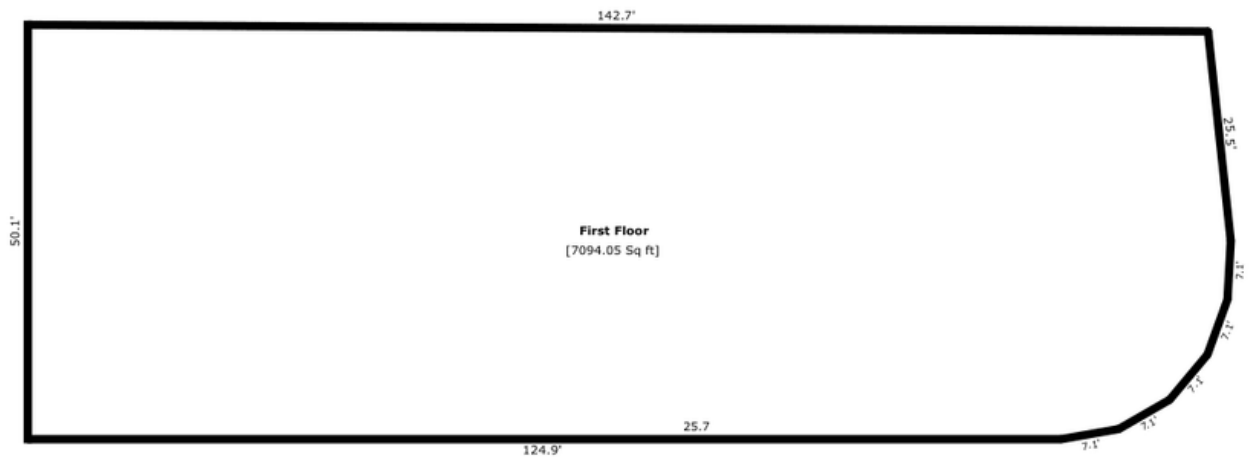
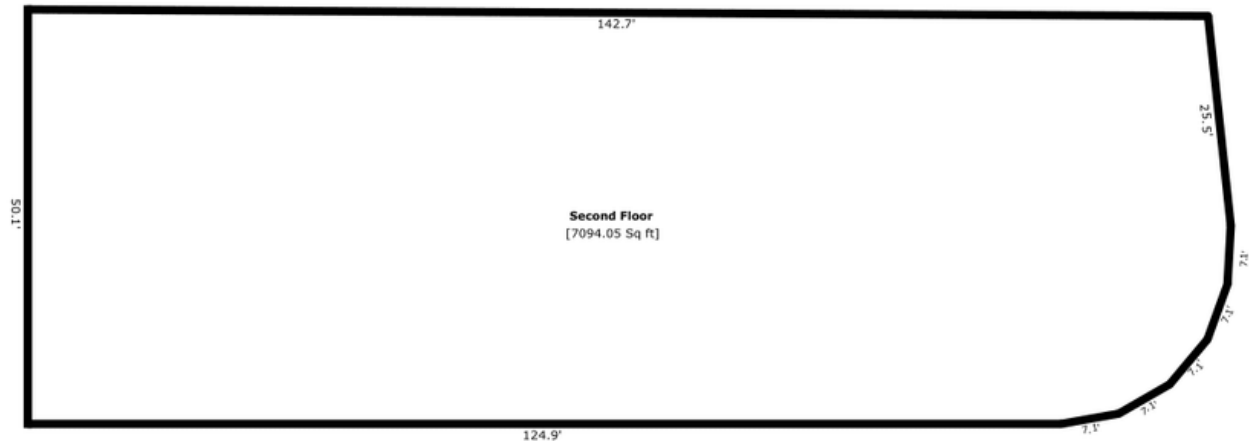
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SQUARE FOOTAGE



Square Footage (Exterior Wall)
Above Grade: 14,188 SF
Below Grade: 1,567 SF
Total Interior SF: 15,755 SF



NOTE: Floor plan is for illustrative purposes only.
Actual dimensions & details may vary.

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LOCAL AREA MAP



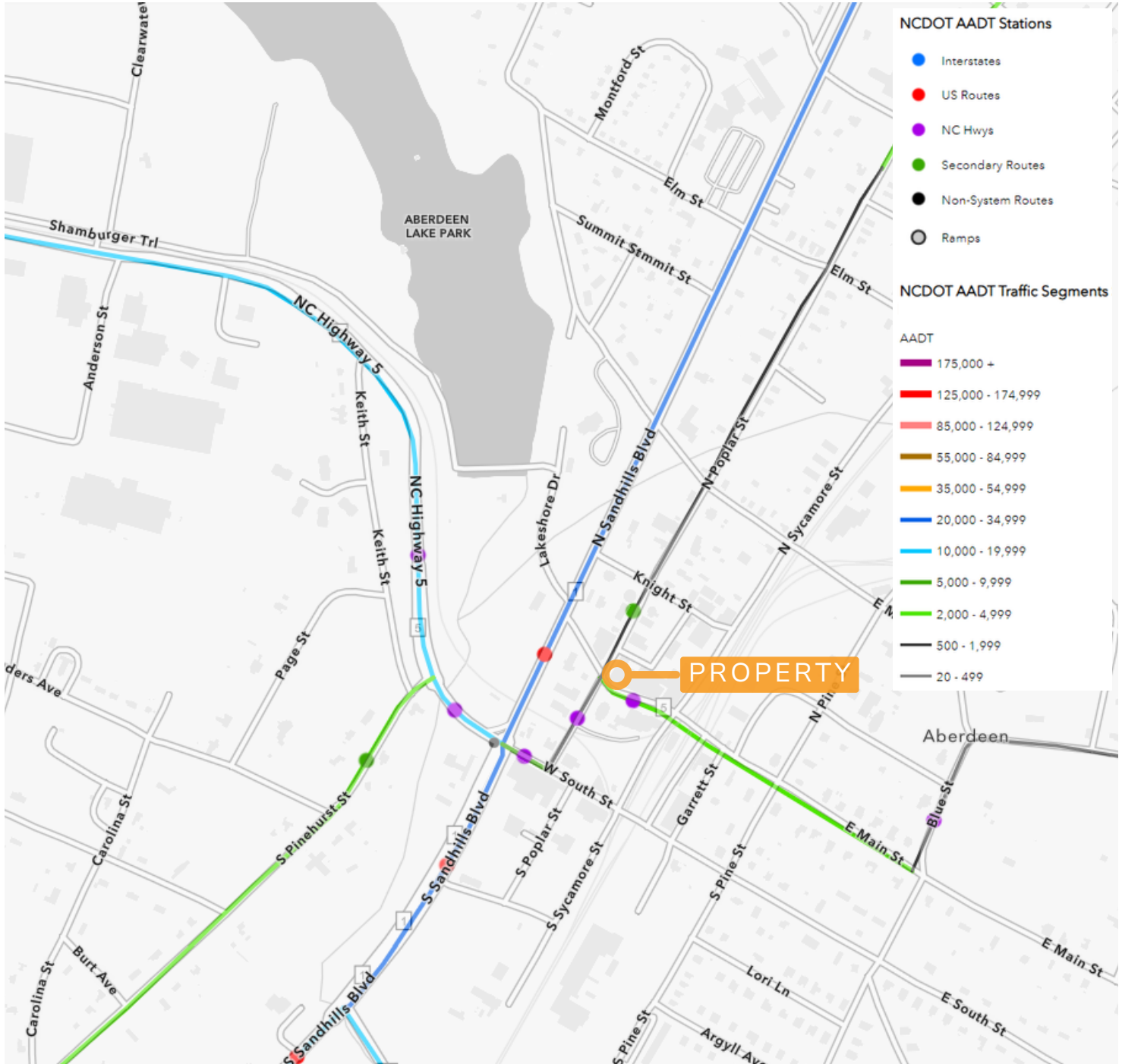
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TRAFFIC MAP

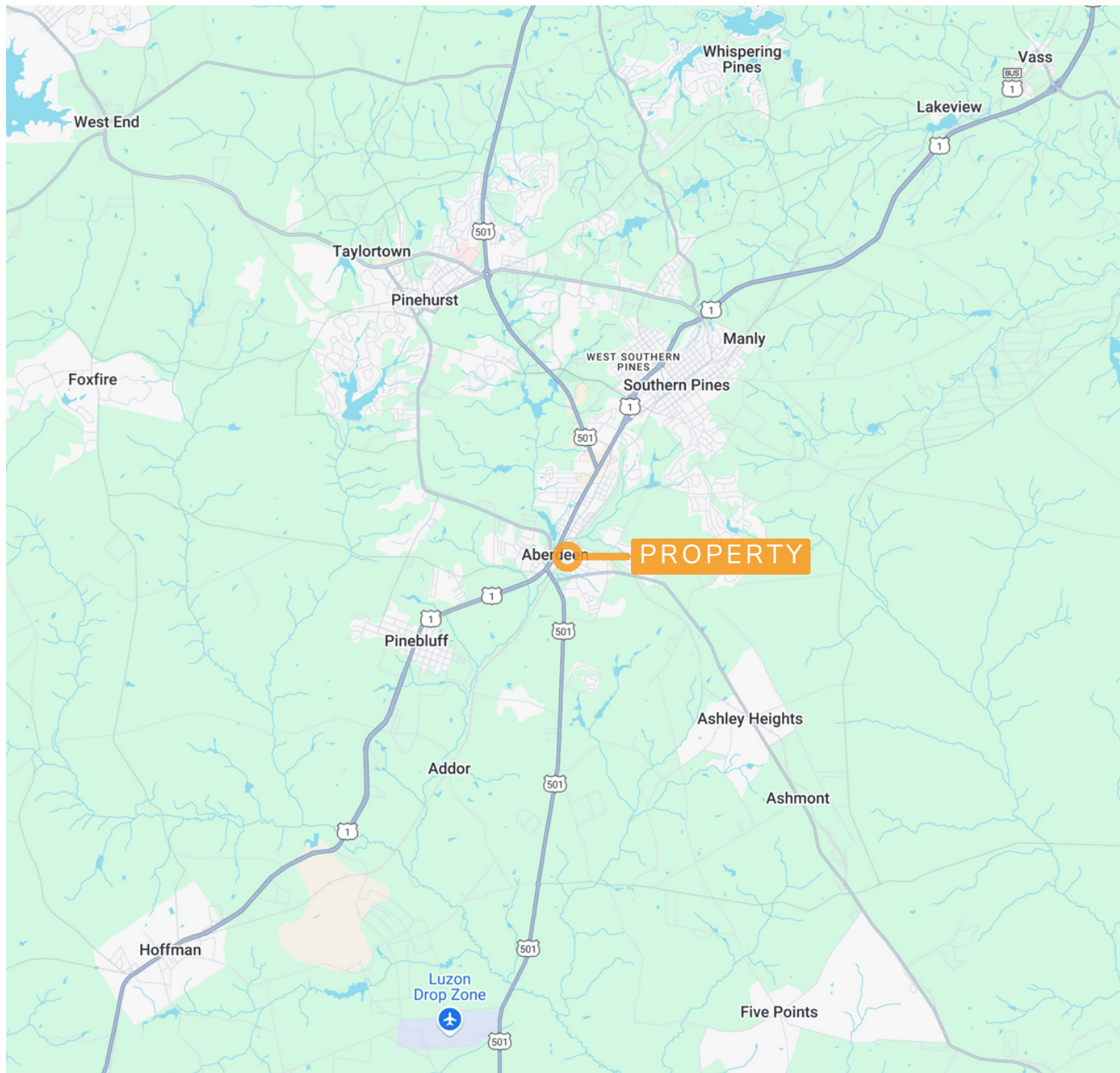


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LOCATION MAP



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