



## COMMERCIAL PROPERTY FOR SALE

### PROPERTY OVERVIEW

**PRICE** | \$735,000

**PARCEL ID** | 00041122

**ACREAGE** | +/- 2.18 ACRES

**SQUARE FEET** | +/- 8,000 SF

**PLAT** | BOOK 21, PAGE 277

**ZONING** | MIXED USE

Commercial property for sale in Vass, NC, located at the signalized intersection of US Hwy 1 Business and James Street, directly across from Vass-Lakeview Elementary School. The property consists of +/- 2.18 acres and includes multiple buildings totaling +/- 8,000 SF, a large pavilion, and 424 feet of frontage along US Hwy 1 Business. The corner location provides convenient access and frontage on a primary roadway through Vass. Conveniently situated within 15 minutes of Southern Pines and Pinehurst, 25 minutes from Fort Bragg, and approximately 60 minutes from the Toyota Battery Manufacturing facility and Raleigh.

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**PHOTOS**



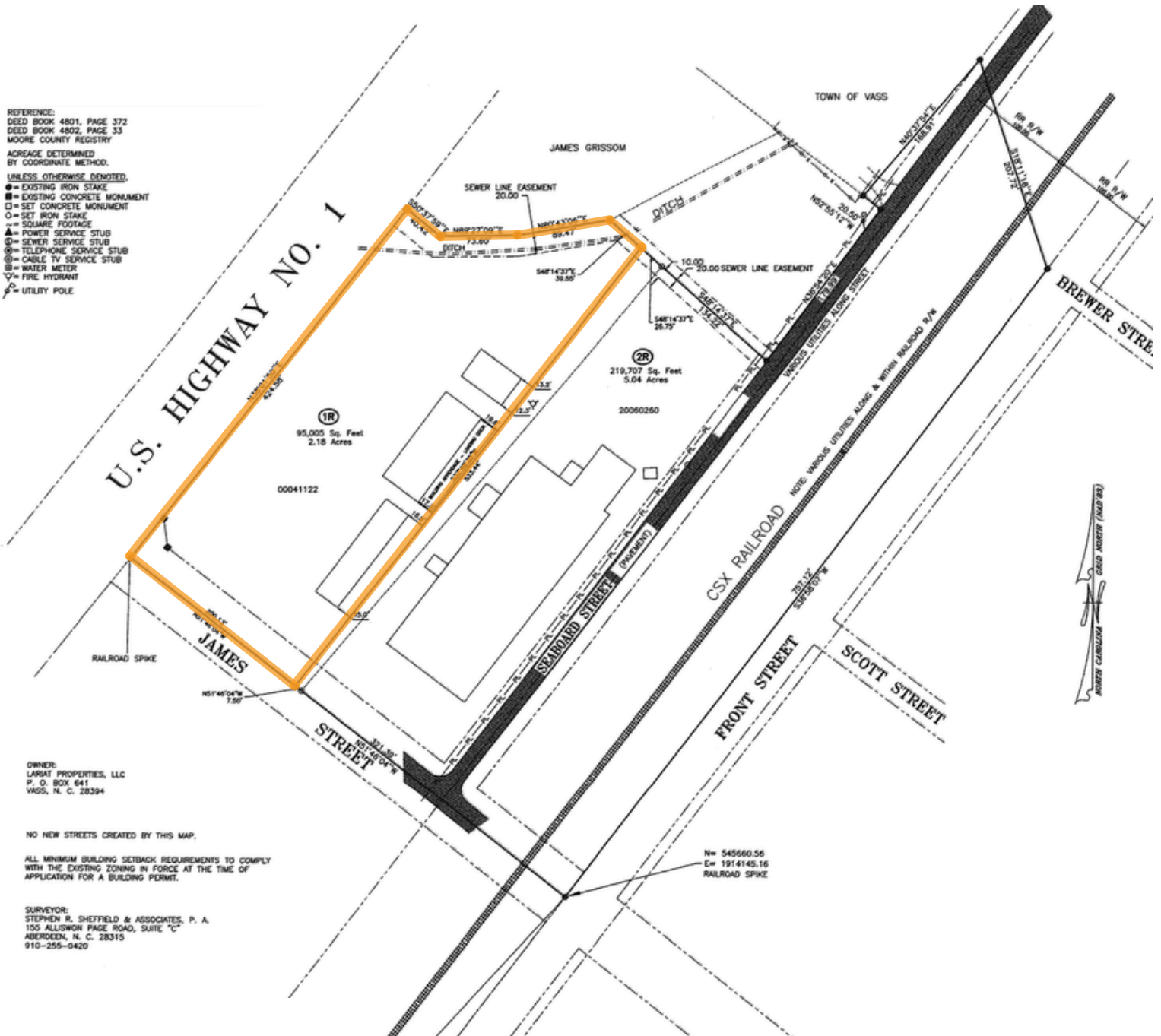
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## PLAT

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

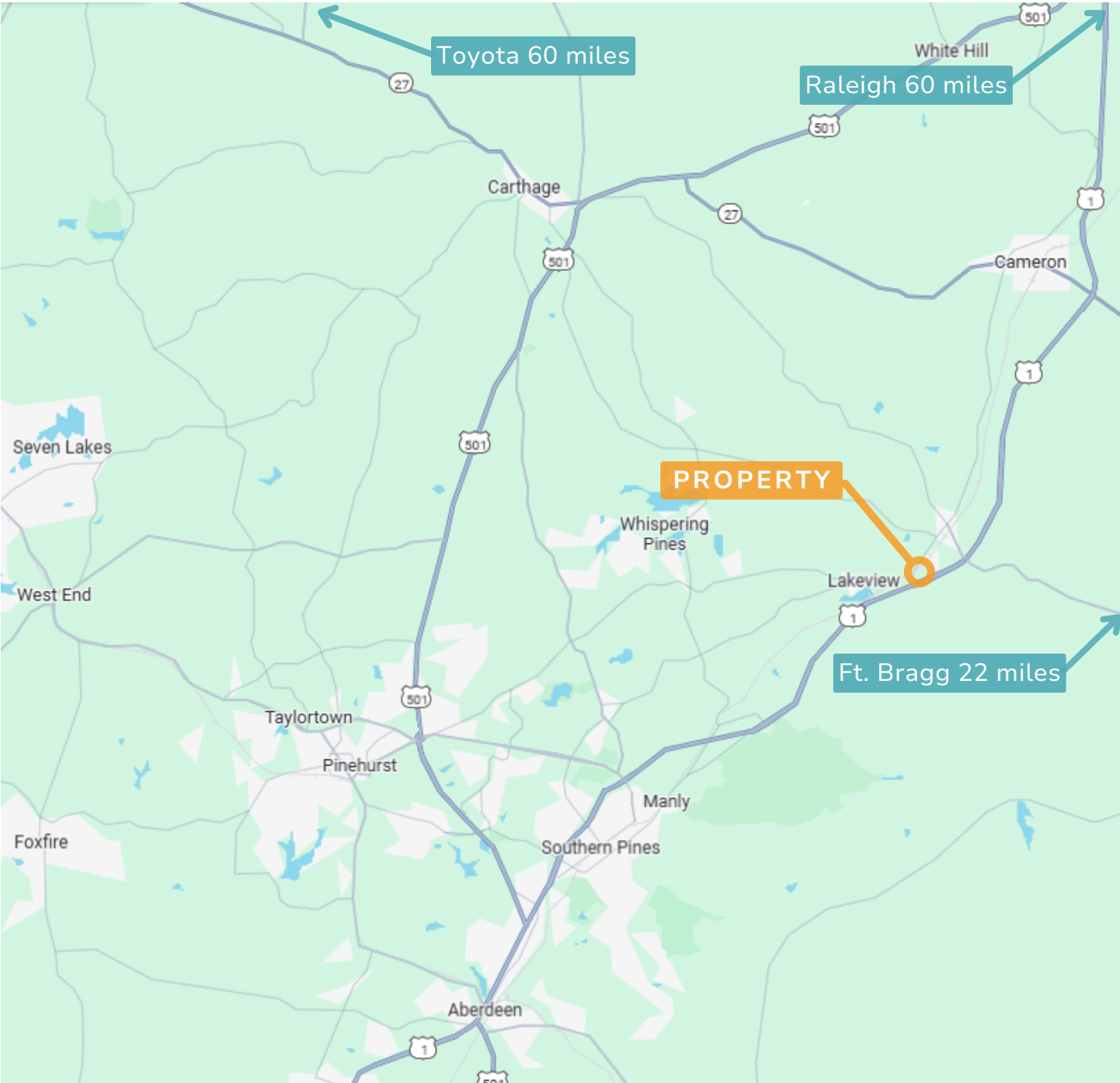


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**LOCATION MAP**



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