



COMMERCIAL PROPERTY FOR SALE OR LEASE

PROPERTY OVERVIEW

SALE PRICE | \$1,495,000.00

LEASE PRICE | \$9,000/MONTH, NNN

SQUARE FEET | +/- 8,500 SF

LOT SIZE | +/- 0.65 ACRES

PARCEL ID | 00048488

ZONING | CENTRAL BUSINESS

Located in downtown Aberdeen at the corner of N. Sycamore Street and Knight Street, this $\pm$ 8,500 SF single-tenant commercial building sits on approximately 0.65 acres and is available for sale or lease with NNN lease terms. Zoned CB (Central Business), the property offers access from N. Sycamore Street, Knight Street, and Talbooth Street, along with an onsite parking lot and building signage. The interior features a large open layout with drop ceilings, a rear drive-in overhead door, and a former food service area. Formerly occupied by Davenport's Galaxy Grocery and Mid-State Furniture & Mattress Vintage Outlet, the property offers a flexible layout for a variety of potential commercial uses in an established and increasingly active downtown area. Please note, a portion of the parking lot entrance on Talbooth Street is within the flood zone.

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PHOTOS



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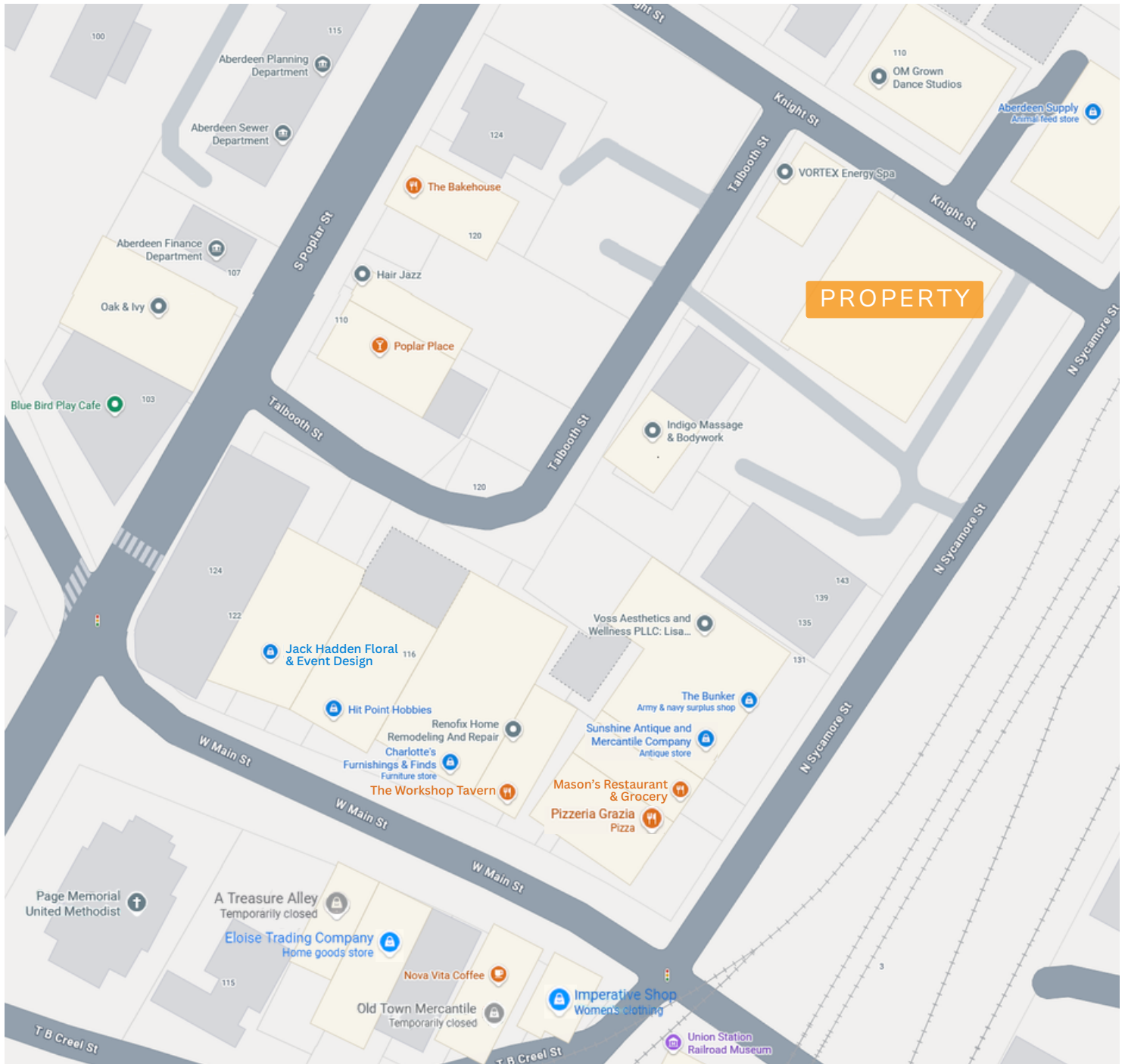


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AREA MAP



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LOCATION MAP



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