

For Sale  
Commercial Building

# HRI

HARTWELL REALTY  
INCORPORATED

909 S. Main St.  
Fuquay-Varina, NC 27526



## 3,420 +/- SF Commercial Building

Centrally located along the high traffic collector corridor of Main Street (Hwy 401 North), this property is a freestanding commercial building with excellent upside potential.

### Investment Highlights

- High Visibility Location
- Brick and Block Construction
- Fully Heated & Cooled,
- Building Signage
- Partially Fenced Yard Area
- Security System

### Property Facts

- Zoning: GC - General Commercial allows for various retail, service business, and commercial uses. Contact the Fuquay Varina Planning & Zoning Office for more info.
- Sale Type: Owner User
- Property Type: Retail
- Property Subtype: Freestanding
- Building Size: 3,420 SF
- Building Class: C
- Year Built: 1950
- Tenancy: Single
- Building Height: 1 Story
- Land Acres: 0.17 AC
- Parking: 8 Spaces (2.34 Spaces per 1,000 SF Leased)
- Frontage: 48 FT on Main St
- Price: \$600,000
- Price Per SF: \$175
- Call Broker for More Information



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