## FOR SALE

663 Horseshoe Road, Fayetteville, NC 28303





#### INVESTMENT PROPERTY FOR SALE ON HORSESHOE ROAD

#### **Offering Summary**

Sale Price: \$395,000.00

Size:  $\pm 3,266$  SF Retail Space |  $\pm 0.92$  AC

Zoned: CC—Community Commercial

### **Property Description**

This property is an automotive service building measuring ±3,266 SF and is situated on ±0.92 acres. It fronts Horseshoe Road. This is a class C building with 8 roll-up doors and a heated and cooled office area. The property currently operates as a Window Tinting business at 663 Horseshoe Road and leases for \$2,460/month. Public utilities. Property has not been surveyed and the land size has been estimated .

This property is shown as #3 on the last page.



Michael Paschal

910.527.5990 | paschal@nc.rr.com

#### Malinda Craven

910.322.6535 | malindacraven@gmail.com

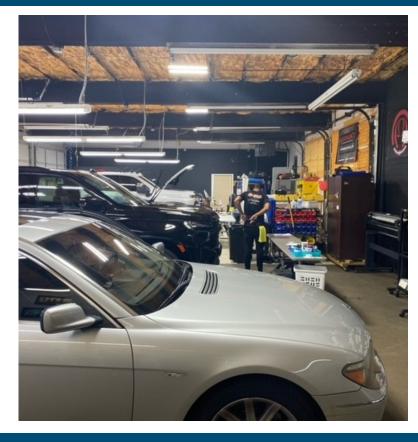
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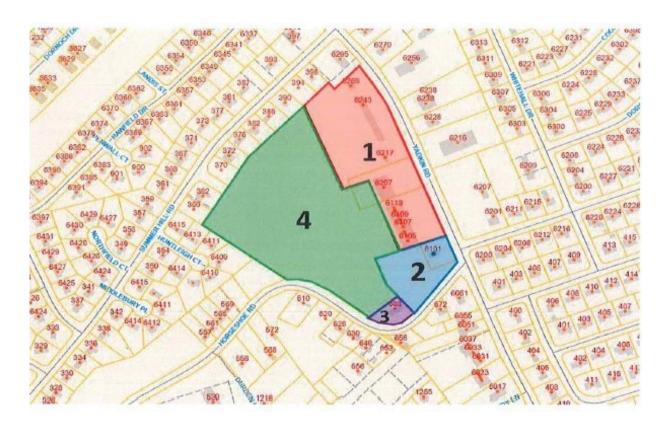
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| Lot | PIN  | Address  | Legal Description                           | Acreage | Broke Value    |
|-----|--|--|---|---------|----------------|
| 1   | A portion of<br>0409-21-9023 &<br>A portion of<br>0409-20-6960 | 6105-6113, 6207,<br>6217-6219 &<br>6243 #101-#106<br>YADKIN RD | SUMMERHILL PLAZA LO:3<br>SE:01 PL:0091-0183 | 7.48    | \$4,950,000.00 |
| 2   | A portion of<br>0409-30-1694 &<br>0409-20-6960                 | 6101 YADKIN RD   | SUMMERHILL PLAZA LO:2<br>SE:01 PL:0091-0183 | 2.45    | \$1,400,000.00 |
| 3   | A portion of<br>0409-20-6960                                   | 663 HORSESHOE<br>ROAD  | SUMMERHILL PLAZA LO:3<br>SE:01 PL:0091-0183 | 0.92    | \$395,000.00   |
| 4   | A portion of<br>0409-20-6960 &<br>a portion of<br>0409-21-9023 | 6105 A YADKIN RD<br>(Rear Property)                            | SUMMERHILL PLAZA LO:3<br>SE:01 PL:0091-0183 | 12.93   | \$895,000.00   |

Total 23.78 \$7,640,000.00

\*\*ALL ACREAGE TO BE DETERMINED BY BUYER\*\*

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