

FOR SALE

663 Horseshoe Road,
Fayetteville, NC 28303

Franklin
Commercial Real Estate
Johnson



INVESTMENT PROPERTY FOR SALE ON HORSESHOE ROAD

Offering Summary

Sale Price: \$395,000.00

Size: ±3,266 SF Retail Space | ±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

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