



## 2404 Sunset Ave

2408 Sunset Ave, Rocky Mount, NC 27804



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## 2404 Sunset Ave

\$2,400,000

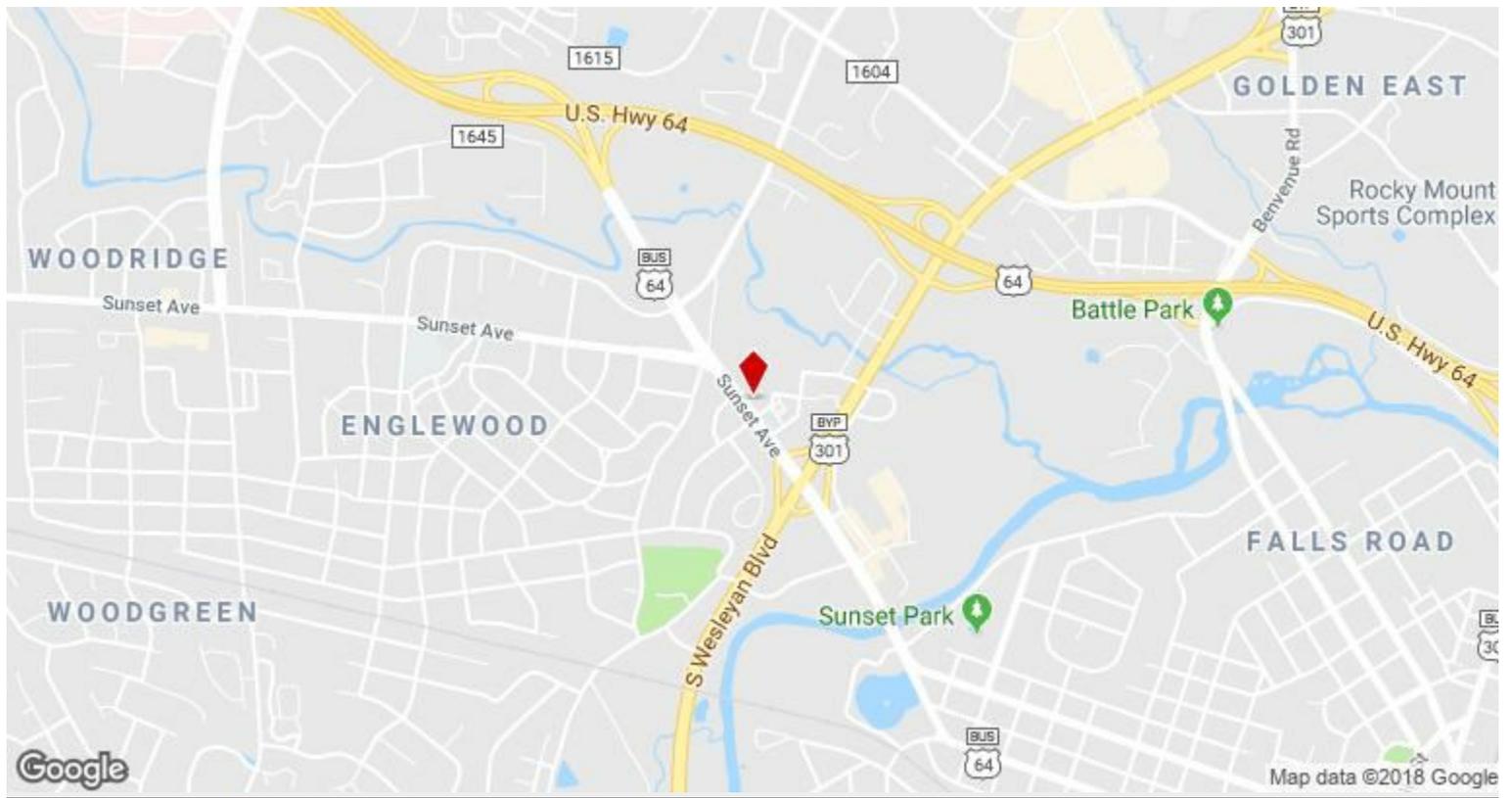
Located on the busiest street in Rocky Mount, this property contains 2 buildings (Addresses = 2404 and 2408 Sunset Ave) and 2 businesses (Dry cleaners and coin laundry) that are ready to be bought. The dry cleaners building (2408 Sunset Ave) contains 2 floors (floor 1 = dry cleaners, floor 2 = office) that measures out to be 3115 square feet for each floor. The coin laundry building (2404 Sunset Ave) has only 1 floor that measures out to be 2741 square feet. Not only is this dry cleaner/coin laundry property for sell, but there is another property for sell in Rocky Mount that contains the same business as this one plus more (See 937 N Fairview Rd). The option to just purchase the business is also available. Don't miss an opportunity to invest in a piece of real estate that is in a city that is right in-between New York and Florida (right off I-95), has recently added a brewery mill, and is about to open a 150,000 sq ft event center!

Traffic = 22,000

Zoning = B-3, Regional Commercial District. The B-3 District is intended for regional retail and personal services of significant size and service area that provide for the larger needs and convenience of those residing in the Community and surrounding areas. It is intended that regional commercial uses be developed as a unit with adequate off street parking space for customers and employees and with appropriate means of access, ingress, and egress with landscaping and screening



Price:	\$2,400,000
Property Type:	Retail
Property Sub-type:	Freestanding
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.85 AC
Gross Leasable Area:	3,115 SF
No. Stories:	2
Year Built:	1994
Tenancy:	Single
Parking Ratio:	4.49/1,000 SF
Zoning Description:	B-3
APN / Parcel ID:	384011764403
Cross Streets:	Wesleyan Blvd
Walk Score ®:	51 (Somewhat Walkable)

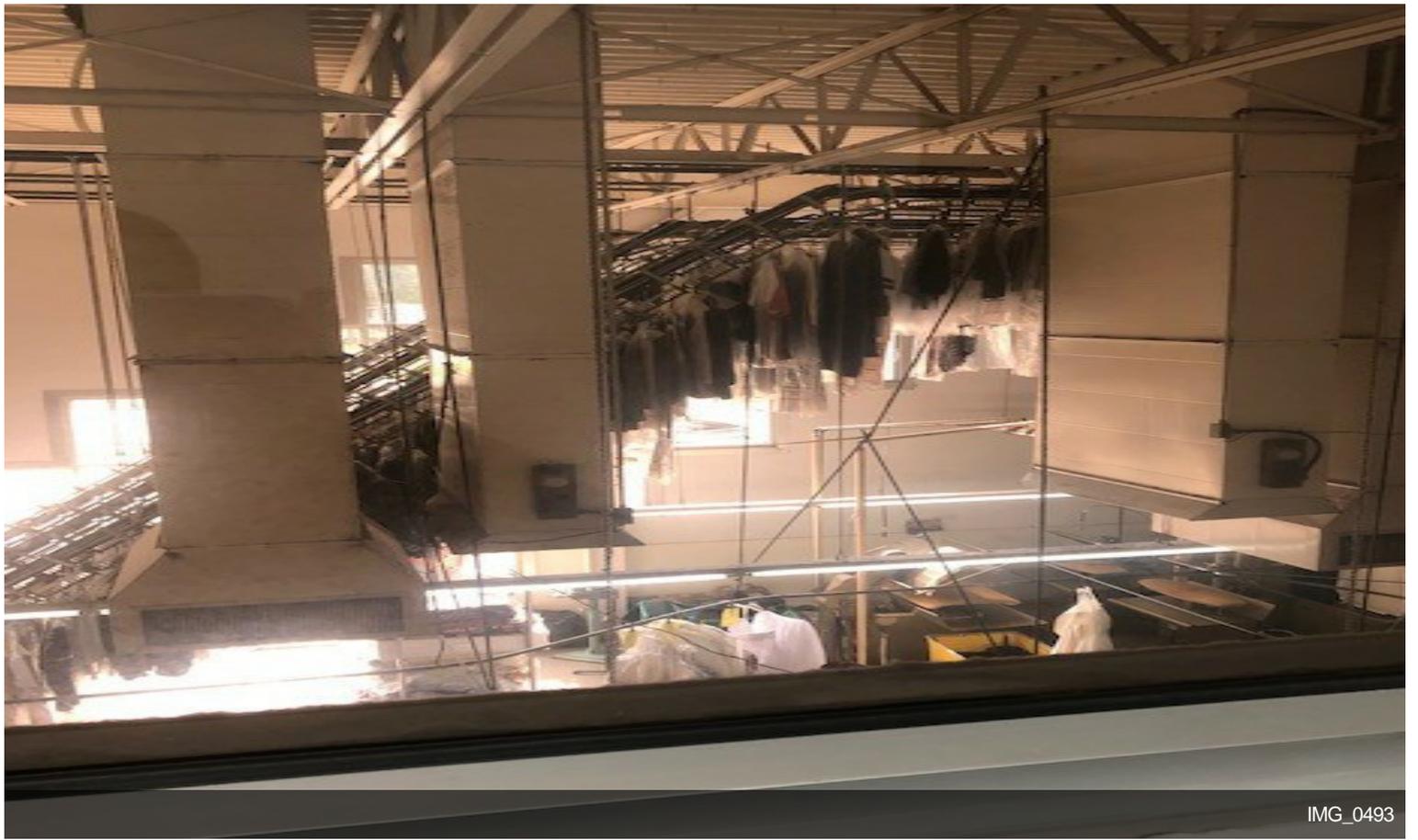


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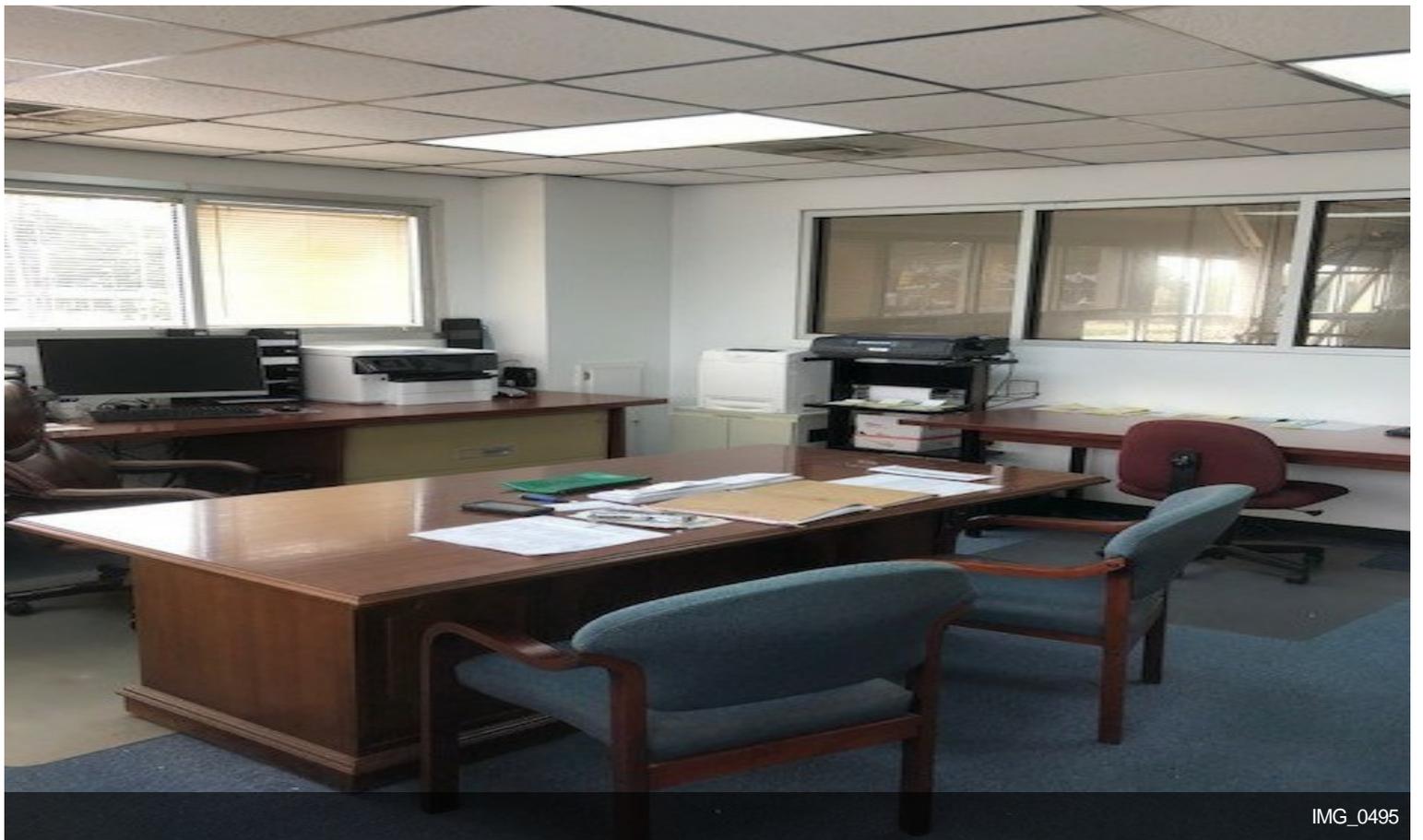
# Property Photos



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# Property Photos



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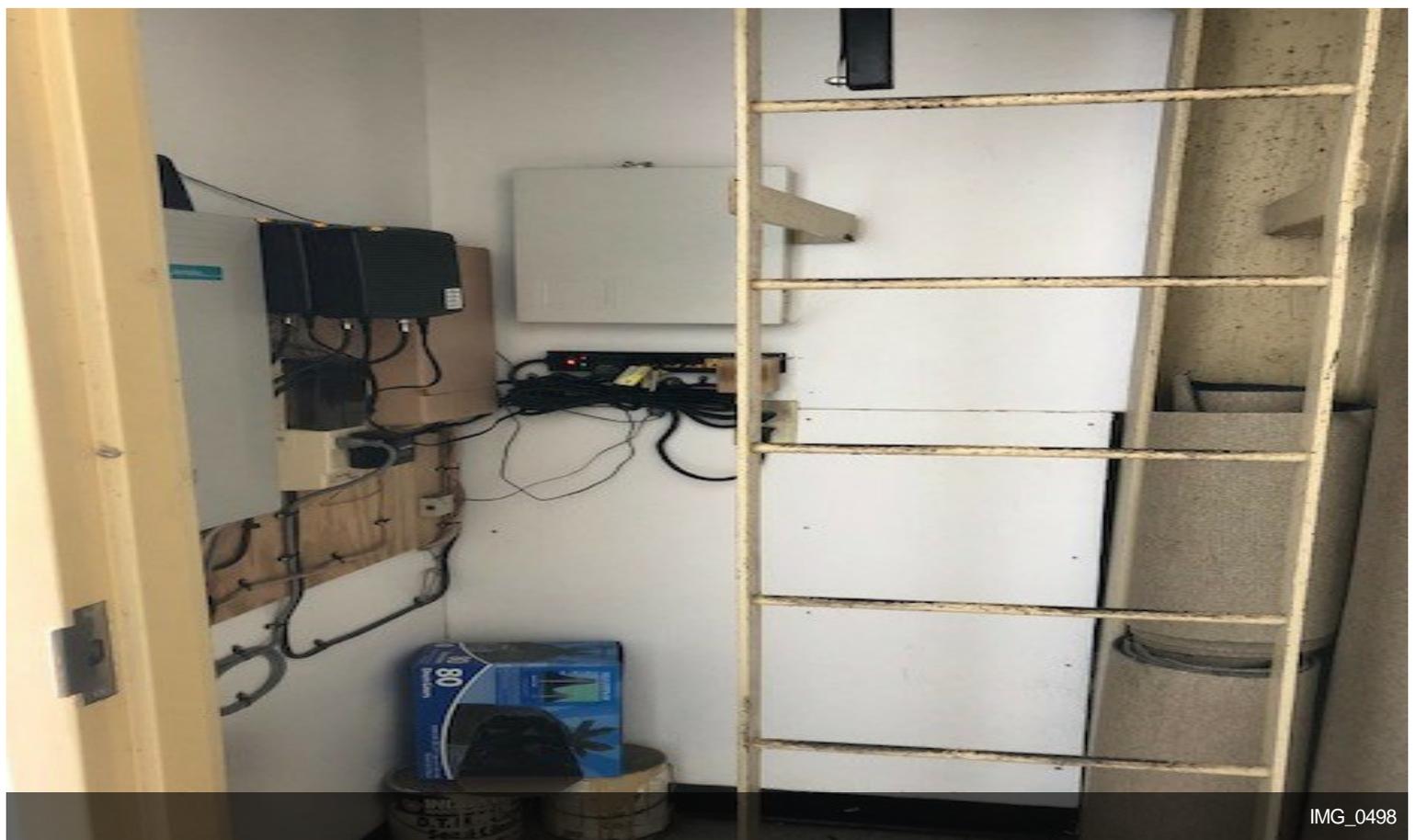


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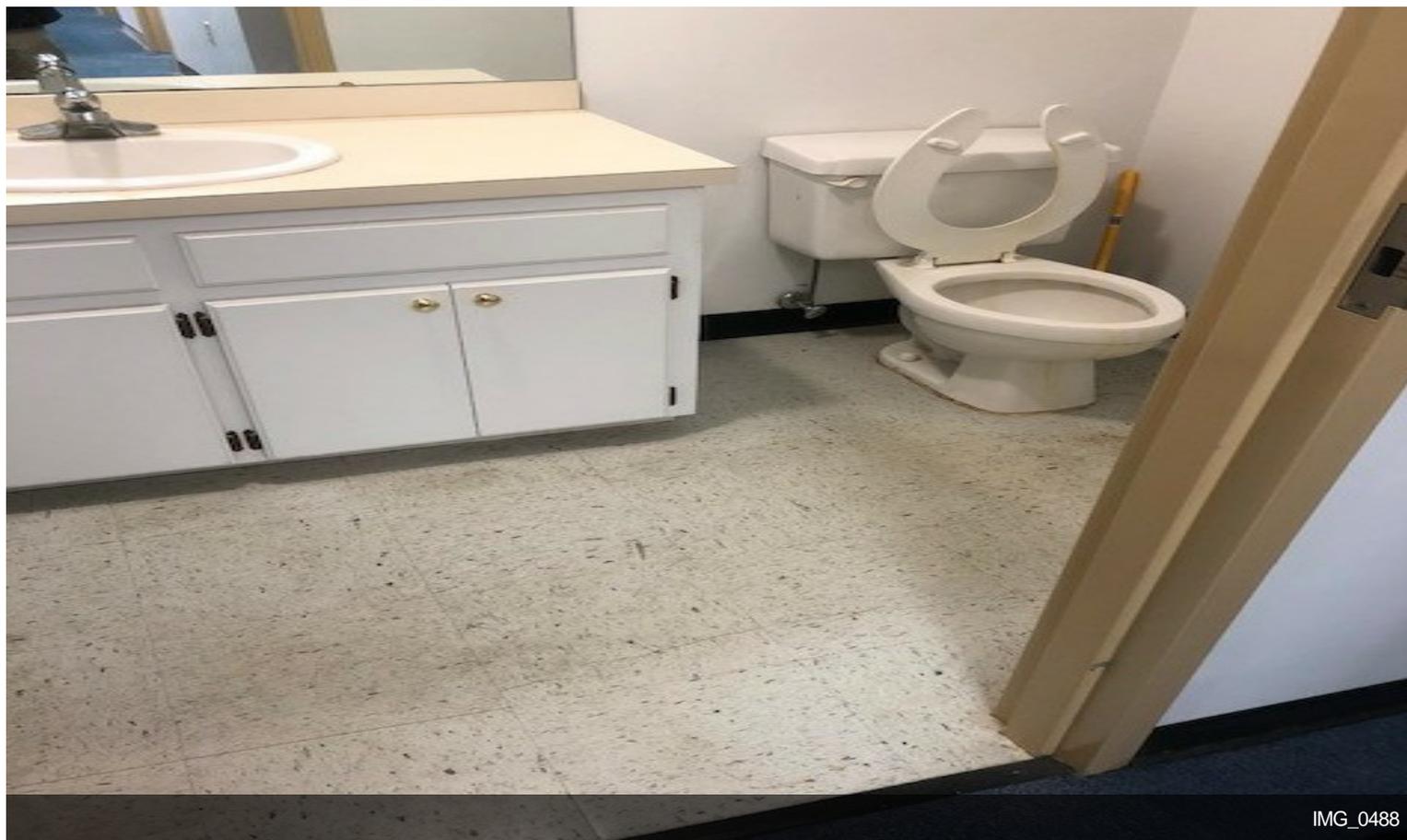


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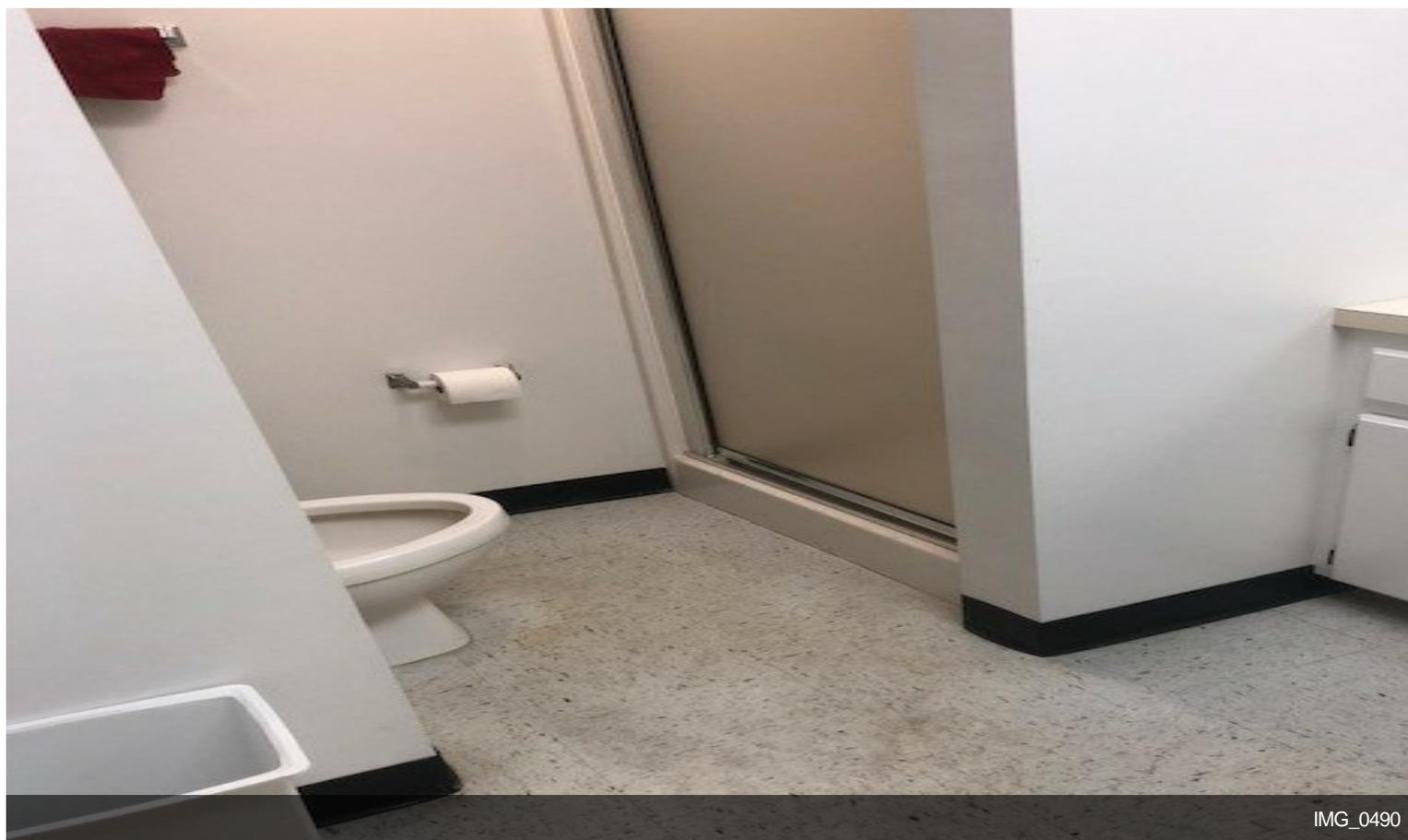


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# Property Photos



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