

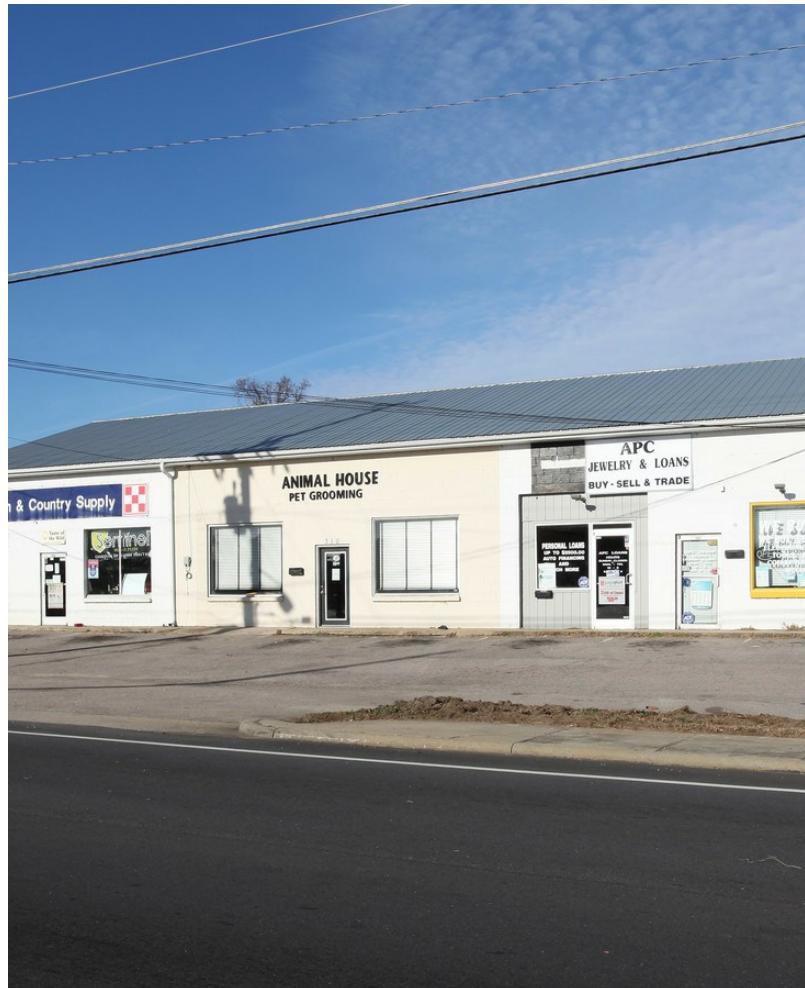


## 308-312 S Bickett Blvd

308-312 S Bickett Blvd, Louisburg, NC 27549



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## 308-312 S Bickett Blvd

\$1,175,000

Located off the busiest road (highway 401) in Louisburg NC, this property's building has been 100% occupied (5 units) since early 2016. All the leases are current, renewed, or anticipated to renew soon. Tenants include a barbershop, church, salon, and a couple of others. The building (5800 sq ft) was built in 1953 and completely renovated in late 2015. Not only does this property come with a building, but it also comes with 2.79 acres of vacant land. The property is located in a commercial neighborhood that includes McDonalds, Taco Bell, KFC, Subway, Food Lion and more. This property is also only 30 mins from Raleigh, 45 mins from Rocky Mount, and 45 mins from Henderson. Don't miss an opportunity to invest in a piece of real estate within a town that has a college, many historical houses, and recently added Zaxbys, LiL Ceaser's, Gamestop, Sheetz, plus more over the past 7 years.

Zoning = The Highway Business District (B2) is generally located on the major thoroughfare in town and provides space for offices, services and retail goods. The regulations for this district are intended to require ample parking and for controlled traffic movement.

Traffic Count = 23,000

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Price: \$1,175,000

Property Type: Retail

Property Sub-type: Storefront Retail/Office

Building Class: C

Sale Type: Investment

Cap Rate: 8.00%

Lot Size: 2.92 AC

Gross Leasable Area: 5,966 SF

No. Stories: 1

Year Built: 1952

Tenancy: Multiple

Parking Ratio: 3.43/1,000 SF

Zoning Description: B2

APN / Parcel ID: 019011

Cross Streets: Hwy US-401



## **Major Tenant Information**

<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Barbershop	-	
Church	-	
Roofing company	-	
Salon	-	
United home health care unit	-	

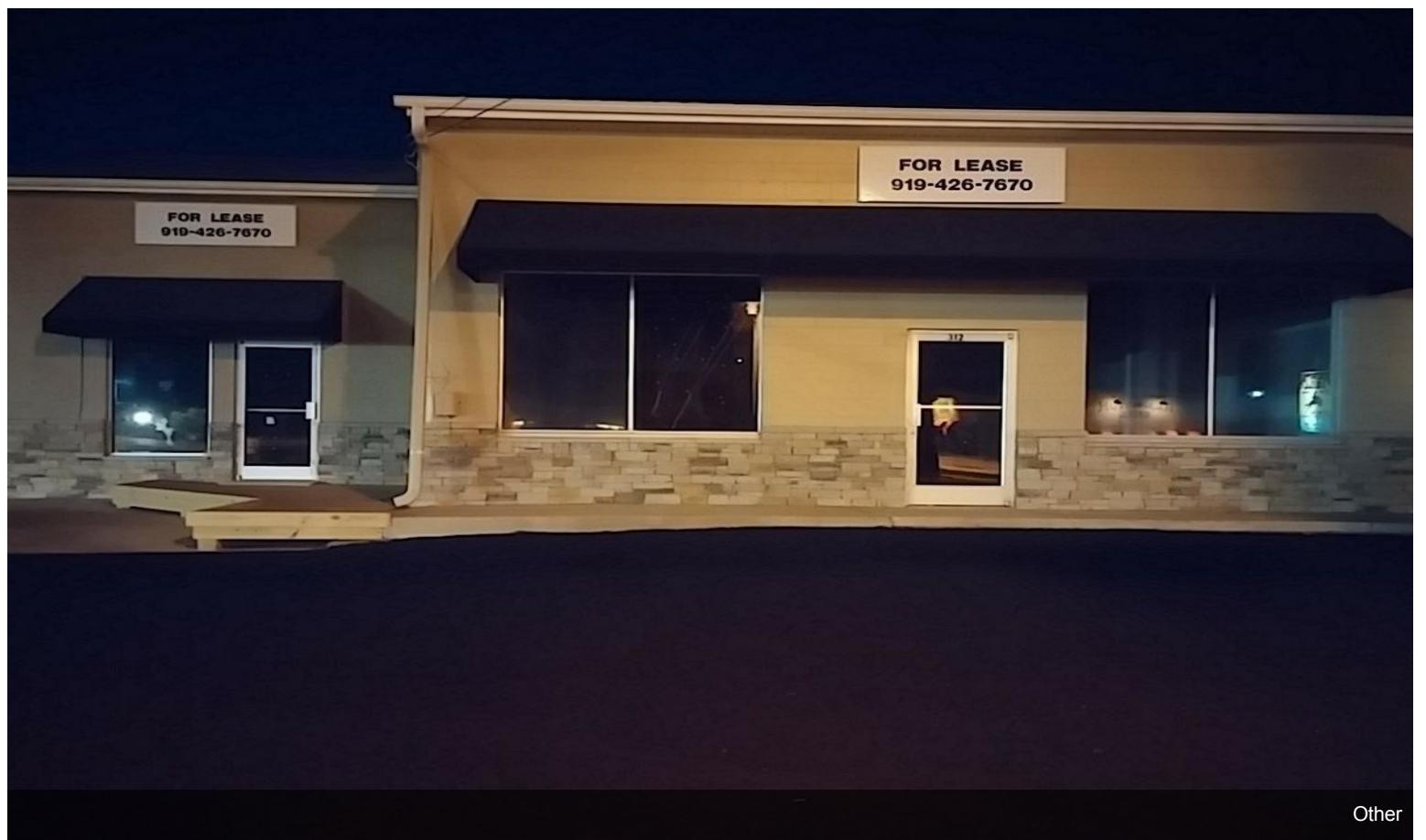


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## Property Photos



Other



Other

## Property Photos



Other