



## 199 Hwy. 105 Ext.

Boone, North Carolina 28607

### Property Features

- Half mile from Appalachian State University
- 17,740 Total SF Available with 4,144 SF of Office Space
- (4) Drive-In Doors
- 2.559 Acre Site
- Zoned: B3 (General Business District)
- Mixed Use Development Potential
- Good visibility and road frontage on Hwy. 105 with easy ingress and egress
- Heavily travelled corridor with 25,000 VPD
- Current Lease expires 12-30-2016



**For Sale:**  
**\$3,000,000**

**For Lease:**  
**\$20,000/Month**

For more information, contact:

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# INTERIOR PHOTOS



# View from Hwy. 105



# Bird's Eye View



