

Sign included
in sale

5766 U.S. 421

Retail/Industrial Property **For Sale / Lease**

Presented By:

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AUBREY LINVILLE

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5766 U.S. 421
WILKESBORO, NC 28697

PROPERTY DESCRIPTION

Excellent opportunity to acquire multi-use real estate with prime frontage along US 421, Wilkesboro and flexible zoning. Building 1 features nearly ±20,000 of conditioned space with 11.5-13.5' clear height, multiple restrooms, private office, and load platform. Building 2 offers approx. ±7,200SF of heated space, ideal for storage. The property also includes a billboard for advertising.

OFFERING SUMMARY

Sale Price:	\$1,650,000
Lease Rate:	\$3 - 7 SF/yr (NNN)
Available SF:	±7,184 - 26,534 SF
Lot Size:	2.0 Acres

SPACES	LEASE RATE	SPACE SIZE
Building 1	\$7.00 SF/yr	19,350 SF
Building 2	\$3.00 SF/yr	7,184 SF

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RETAIL/INDUSTRIAL PROPERTY FOR SALE / LEASE



Building 1



Building 1



Building 1



Building 1

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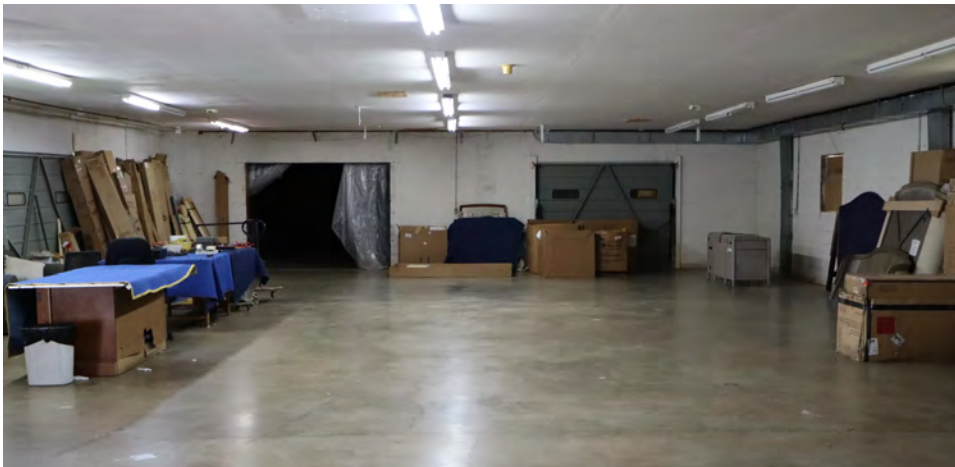
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Building 2



Building 2



Building 2



Telecom Building

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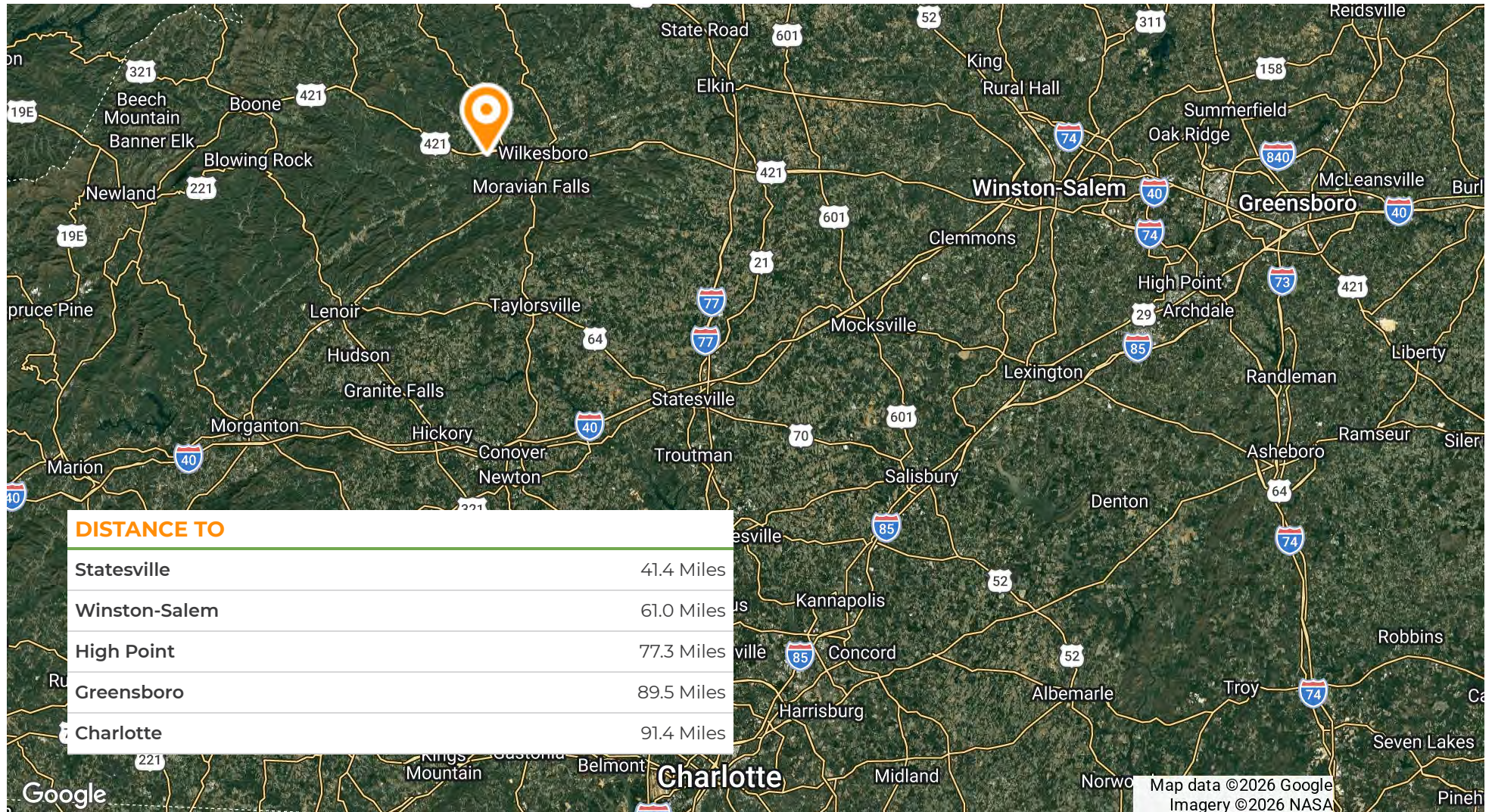
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RETAIL/INDUSTRIAL PROPERTY FOR SALE / LEASE

LOCATION INFORMATION

Street Address 5766 U.S. 421
Wilkesboro, NC 28697

PROPERTY INFORMATION

Property Type Retail/Industrial
Property Subtype Warehouse
PIN 3838-00-8189 / 3838-00-8363
Zoning B-2 General Business District
Lot Size 2.0 Acres
Utilities Water, Sewer, Electric, Gas

Building 1

Size ±19,350 SF
Year Built 1987, 2017 addition
Conditioning Fully Conditioned

Building 2

Size ±7,184 SF
Year Built 1978
Conditioning Heat Only



SALE PRICE: \$1,650,000
LEASE RATE: \$3 - 7 SF/YR
(NNN)

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