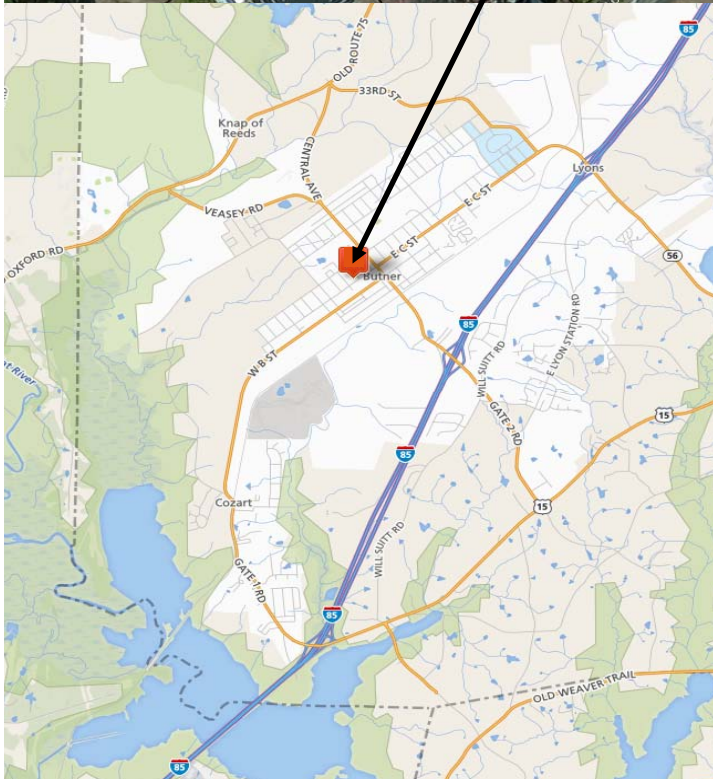
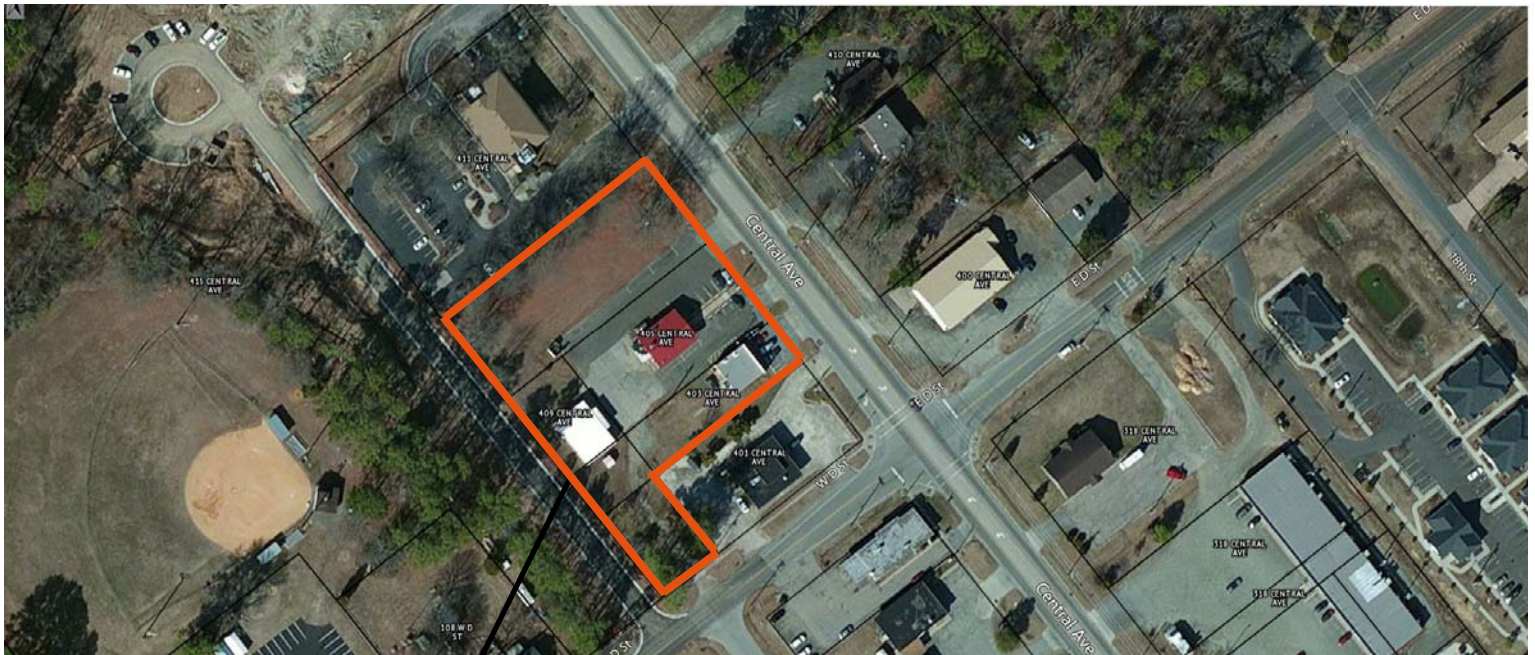


FOR SALE 403-405-407 Central Avenue, Butner, NC



Six adjacent lots with frontage on Central Avenue (250 feet) and West D Street (75 feet) totaling approximately 1.63 acres.

Site includes three income-producing properties totaling 4,831 SF. Total gross income equals \$35,700 per year.

Zoned CB Central Business allowing moderate-intensity commercial uses including retail, office, community, governmental, recreational and religious facilities.

Priced at \$495,000 for all six parcels or purchase lot on West D Street alone for \$40,000.

Mark O'Neal, CCIM | marko@pickett-sprouse.com | Direct 919-287-3051 | Cell 919-815-8303
Mark Micol | micol@pickett-sprouse.com | Direct 919-287-3048 | Cell 919-414-3159



ADDRESS	PARCEL	TAX VALUE LAND
405 Central Avenue Granville Co., NC	0876-05-08-6396	\$145,471
Vacant lot on Central Ave; Granville Co., NC	0876-05-08-5492	\$97,470
407 Central Avenue Granville Co., NC	0876-05-08-6208	\$63,557
403 Central Avenue Granville Co., NC	0876-05-08-7361	\$89,979
Vacant Lot on D Street Granville Co., NC	0876-05-08-6196	\$21,812
Vacant Lot behind 403 Central Ave; Granville Co., NC	0876-05-08-6242	\$3,920
Total:		\$422,209

LEASE END	TENANT	
12/1/2019	BAKERY 1,922 SF	\$10,800 / YEAR \$5.62 / SF NN
9/1/2016	CHINESE RESTAURANT 1,579 SF	\$14,400 / YEAR \$9.12 / SF NN
4/1/2018	NAIL SALON 1,330 SF	\$10,500 / YEAR \$7.90 / SF NN
TOTAL INCOME:		\$35,700 / YEAR

Mark O'Neal, CCIM | marko@pickett-sprouse.com | Direct 919-287-3051 | Cell 919-815-8303
 Mark Micol | micol@pickett-sprouse.com | Direct 919-287-3048 | Cell 919-414-3159