



## (CC) Commercial Investment property

419 Airport Blvd, Morrisville, NC 27560



**Judson Vickery**

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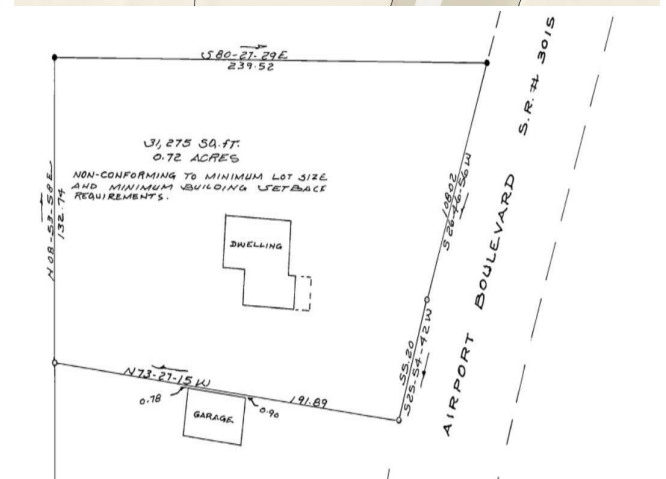
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\$310,000

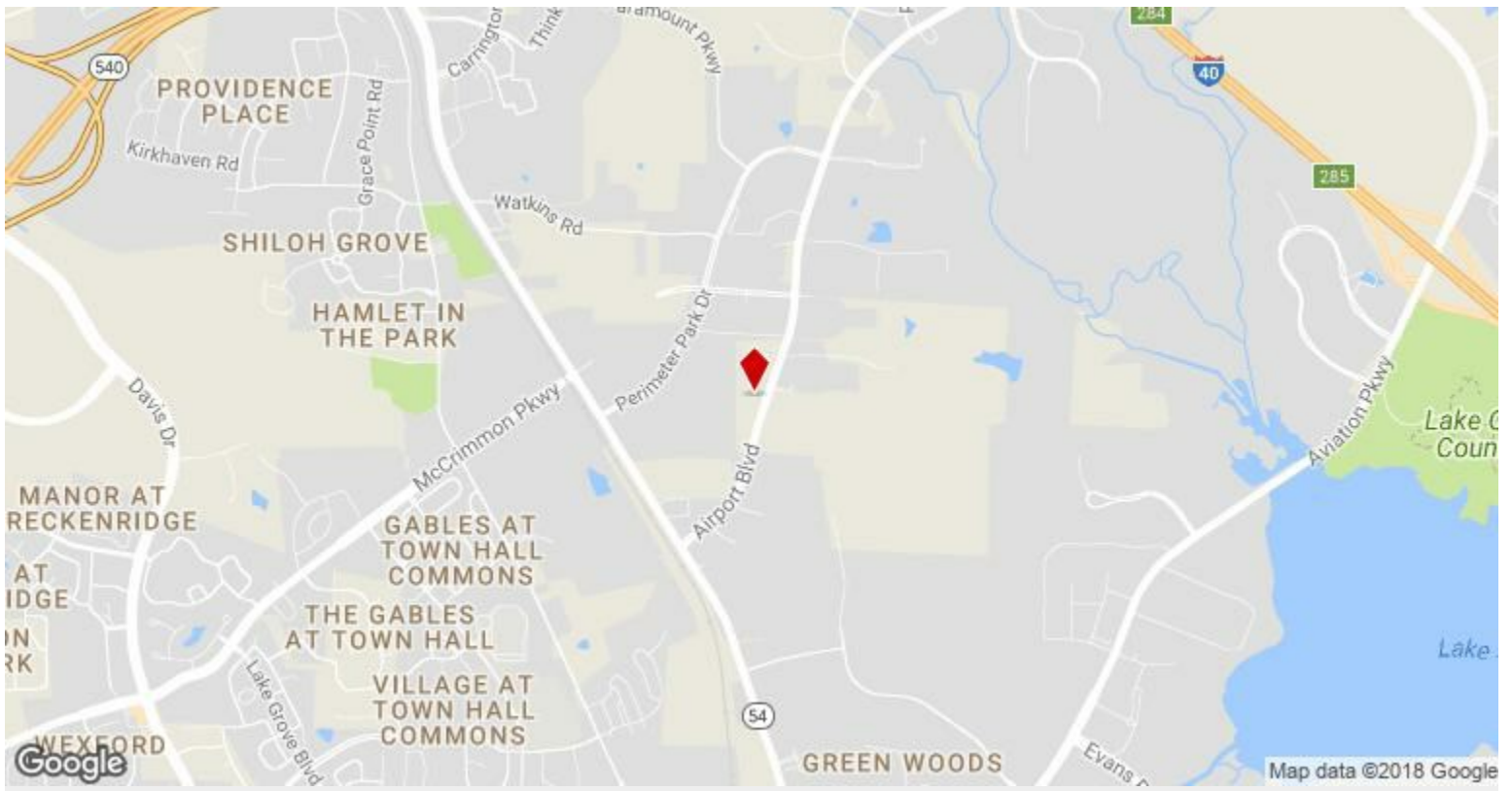
Ideal investment location in one of the fastest growing markets in the US. Bring your convenience store, restaurant or flex space plans to this location and start building your future commercial empire. Located on bustling 4 lane Airport Blvd in the town of Morrisville NC, 5 minutes from RDU International. This prime location brings thousands of potential patrons to your doorstep daily. This parcel is just under 3/4 acre but offers enough room for most small site business'. If more acreage is desired there is an adjoining parcel for sale that this parcel provides excellent frontage and access for. There is an existing residential structure on site that was a previous non-conforming use. This structure has no value and can not be improved unless permitted as commercial (CC) improvement.

This former residential home on almost 3/4 acre lot is ready to take on it's next life as a cash flow producing Commercial investment. Previously a non-conforming residence, the best future uses include fast food, convenience store or simply flex space. Bring your offers today and transform this opportunity into a R.O.I. machine.

- Heavy traffic during rush hours have cars sitting in front of this parcel.
- Ideally located 5 minutes from RDU between Hwy 40

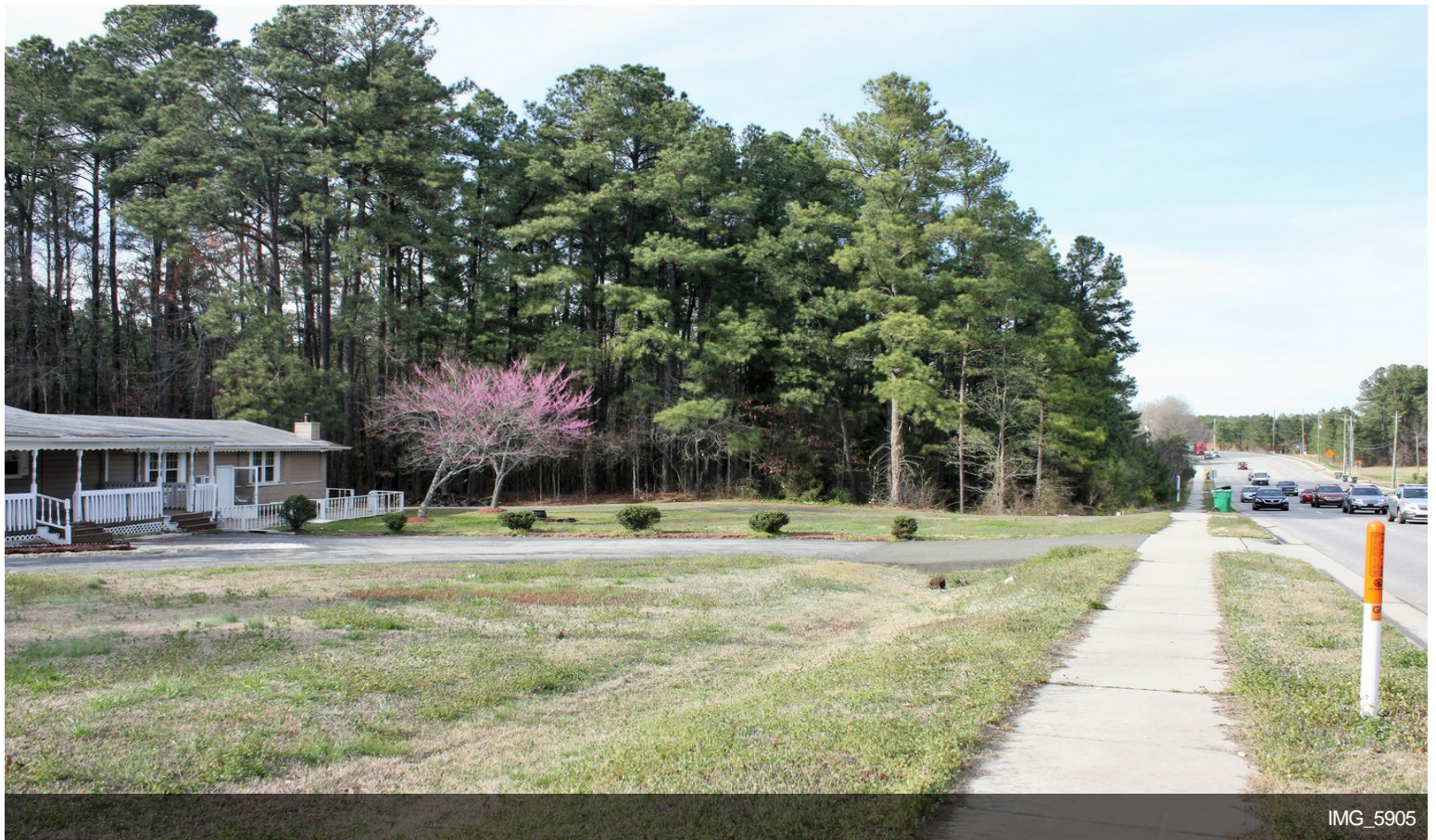


Price:	\$310,000
Property Type:	Land
Property Sub-type:	Commercial
Proposed Use:	Office
Sale Type:	Investment
Total Lot Size:	0.72 AC
No. Lots:	1
Zoning Description:	(CC) Commercial Corridor

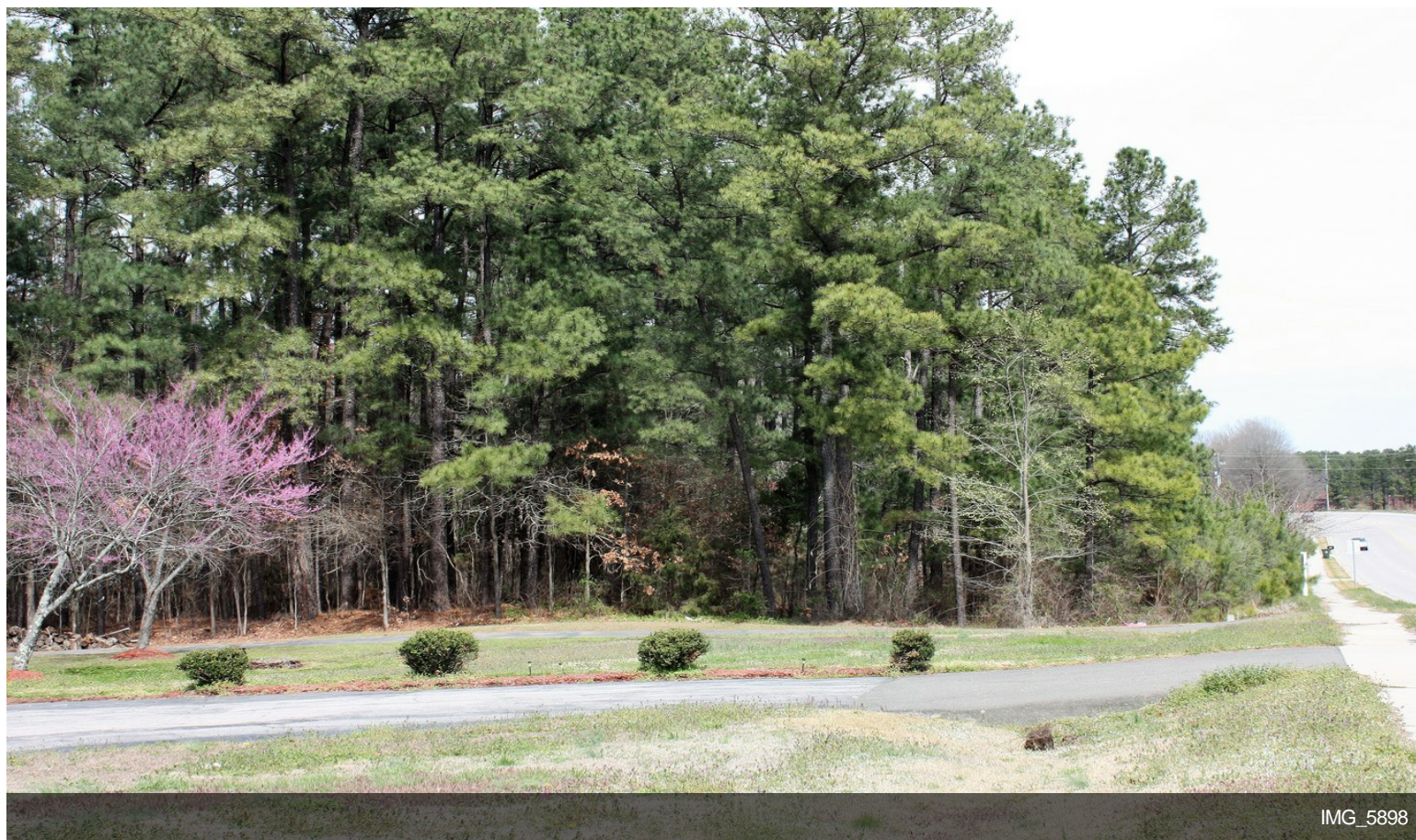


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# Property Photos



# Property Photos



IMG\_5898



IMG\_5908

# Property Photos



IMG\_5904



IMG\_5910