

# Pickett-Sprouse

REAL ESTATE

919.493.0395

PICKETT-SPROUSE.COM

## 4611 HILLSBOROUGH ROAD

## FOR SALE



Bldg. 1 - 5700 ±SF  
Bldg. 2 - 3000 ±SF  
Bldg. 3 - 1260 ±SF

**OFFERED AT \$995,000**

For more information, please contact:

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Visit us at pickett-sprouse.com

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Building 1 - Approximately 5700 square feet leased to Fastenal through July 31, 2020

Building 2 - Approximately 3000 Square feet leased to Premiere Building Maintenance Corp. through December 31, 2017

Building 3 - Approximately 1260 square feet leased to an individual for storage through September 30, 2020

There is a 4th building that was a former contractor's office (double wide) that can be renovated or removed from the site.

There is the possibility of adding up to an additional 7000 square feet on the site. A previously approved site plan would have to be resubmitted for approval. The amount of parking will determine the eventual size of the addition.

The site has a total of 1.34 ± acres.

2017 income estimated to be \$97,875

2017 expenses estimated to be \$20,721



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