

Commercial Property FOR SALE



4908 & 4910 Hillsborough Road
Durham, NC (Orange County)

Location: West Durham trade area along US 70, close to the intersection with NC 751. Commercial businesses, light industrial buildings, and retail shopping center (Food Lion) are close by.

Land: 0.9515 acre (41,447 SF) site with 140' on north side of US 70
Restaurant on city sewer; flex building on septic; both on city water

Zoning: EDE-1 zone permitting personal service, office, medical, laundry, appliance repair, dance/art studio, beauty shop, others.

Buildings: (1) **4908 Hillsborough Rd** is a 3,600 SF flex building w/600 SF office, loading dock on rear, mezzanine storage & panel truck height door on front. *Available for Immediate Occupancy.*

(2) **4910 Hillsborough Rd** is a 1,060 SF restaurant (Libby's Too); sold subject to a lease with the current business operator.

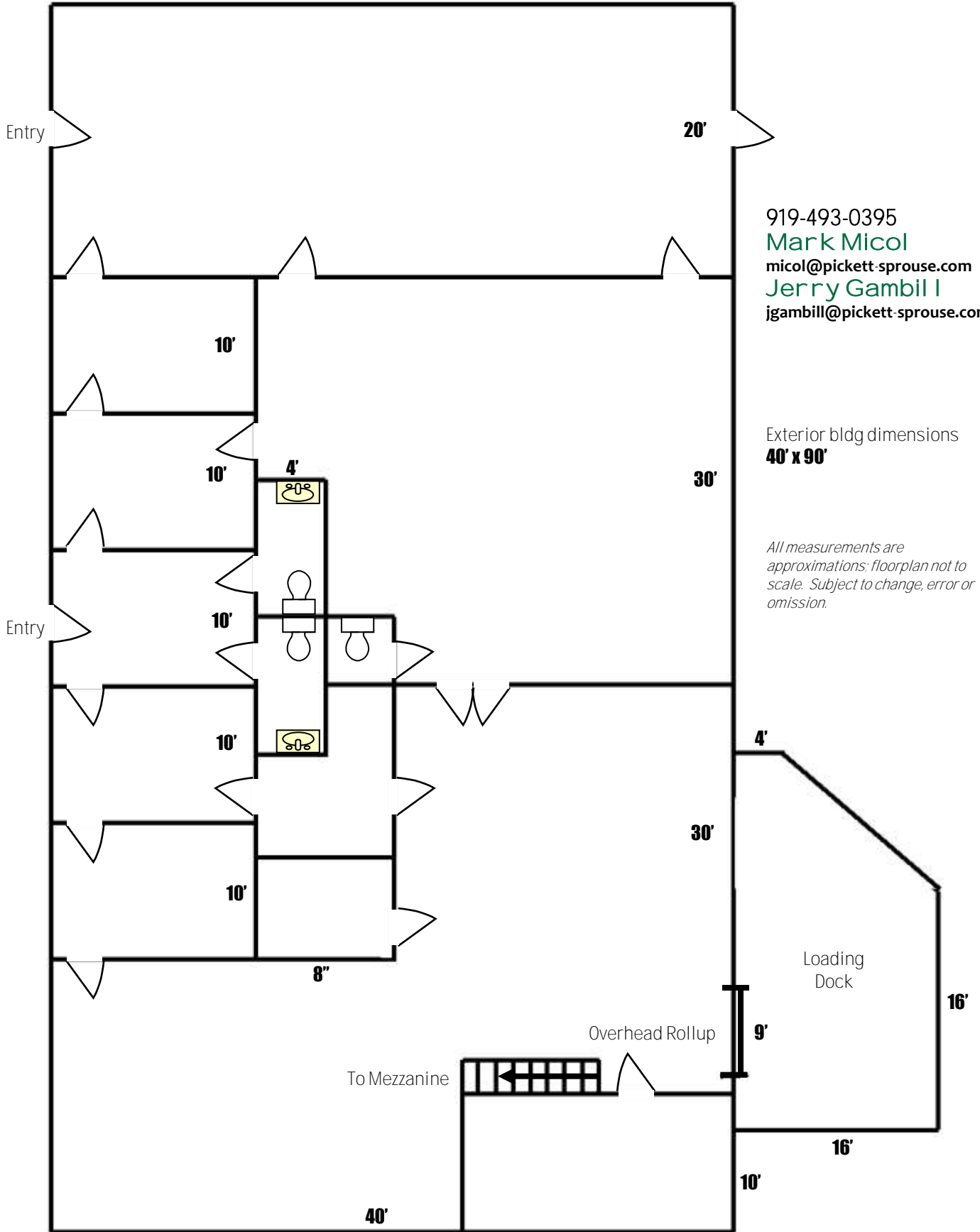
Sale Price: \$390,000, no seller financing. Will not subdivide.

For Additional Information or to schedule a showing, please call

919-493-0395

Mark Micol
micol@pickett-sprouse.com

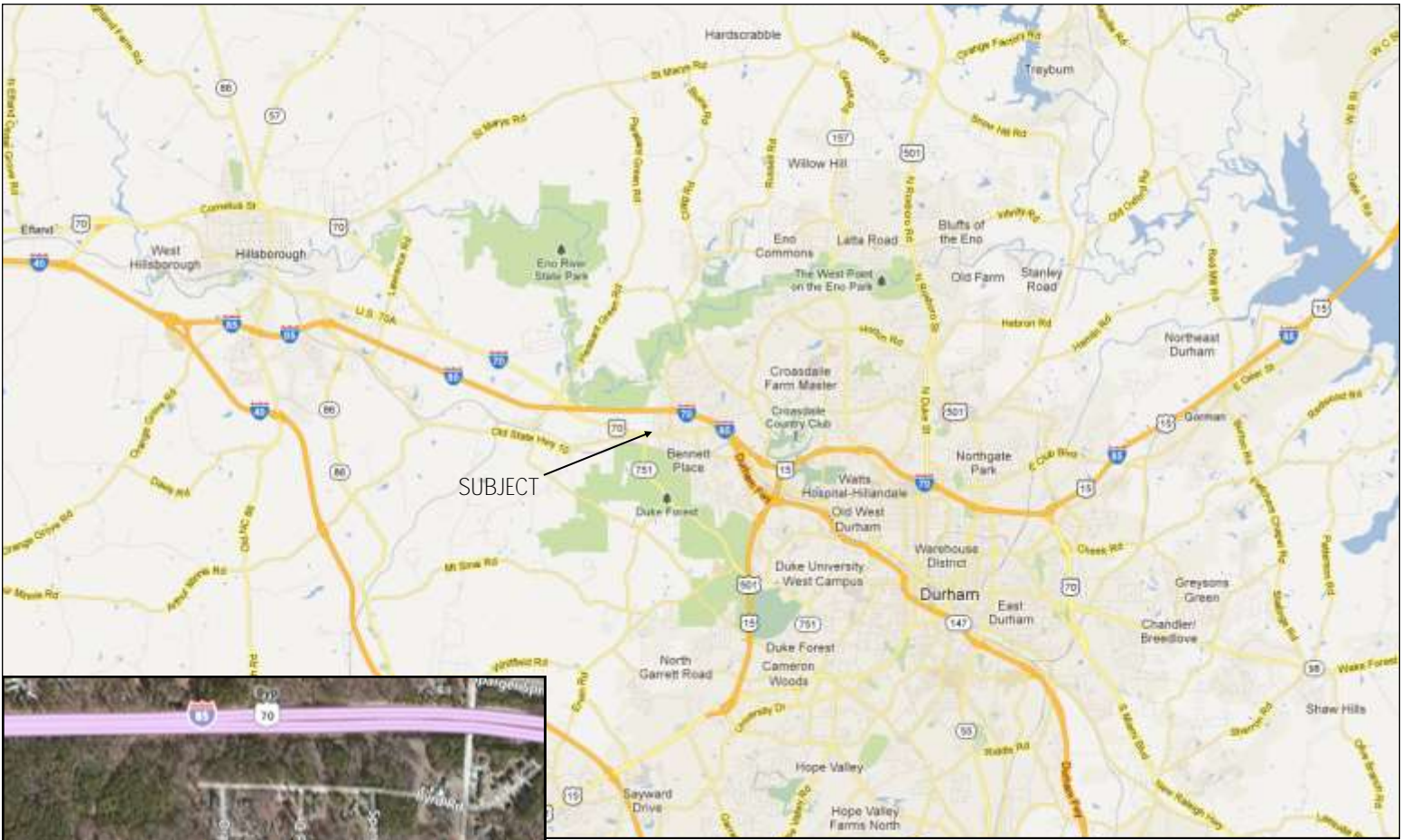
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Exterior bldg dimensions
40' x 90'

All measurements are approximations; floorplan not to scale. Subject to change, error or omission.



Pickett-Sprouse
REAL ESTATE

AREA MAPS
4908-4910 Hillsborough Road, Durham, NC

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