



Link to aerial video: <https://youtu.be/9gwHorkm00c>



Conveniently located on the corner of Heritage Street and Blount Street in Historic Downtown Kinston. This historic 1918, three story brick building is in the heart of Kinston's art district and Heritage Street shops. The building consists of a modern/historic blend of street level storefront, second floor open office space, and (2) third floor loft apartments with stair access to a roof deck. The property also includes a working freight elevator, and a private 3 car garage. With this building being 100% occupied and potential to add 3-4 additional apartments, it makes for a great value add investment opportunity.

Price: \$525,000

- **Description:** 15,000 Square Feet
- **Acreage:** .10 ac
- **Zoning:** B-2
- **Year built:** 1918
- **Sale Type:** Investment

Financials:

2019 NOI: \$27,084
2020 NOI: \$35,612
(Projected based on current rents)
CAP: 6.78%

BUILDING LAYOUT

3rd Floor - MULTIFAMILY: 5,000 SF

2nd Floor - OFFICE: 5,000 SF

1st Floor - RETAIL: 5,000 SF

Legal - Record # 12630 DB -1800/96

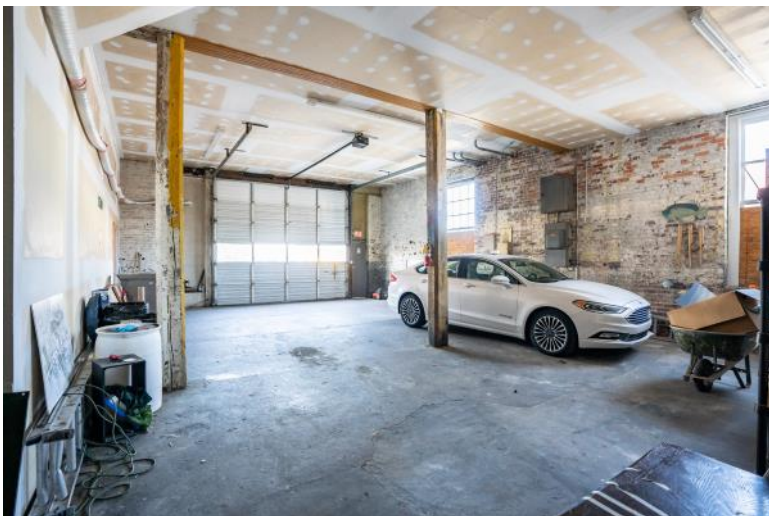
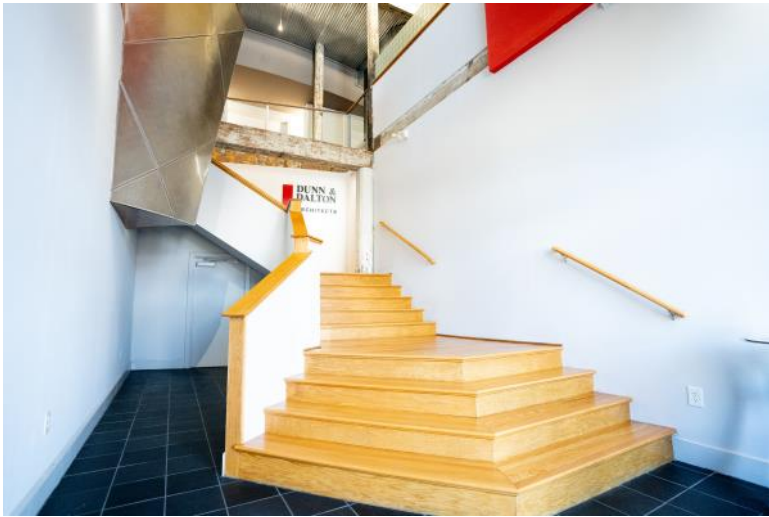
For more information please contact:
Graham Storey graham@westandwoodall.com | Cell 919-698-8799
Visit us at PickettSprouse.com

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FOR SALE
125 W. BLOUNT STREET
KINSTON, NC



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