



FOR SALE

Office & Warehouse Flex
Investment Package

620 VALLEY FORGE ROAD, HILLSBOROUGH, NC



Description: 21,000 SF Investment Flex Project on 2.9 acres For Sale.
Well maintained complex with stable rental history.
A total of ten units leased to seven tenants.
Leases and rent roll available with confidentiality agreement.

Financials: NOI of \$131,000 for an 8% CAP Rate assuming 5% vacancy

Zoned: High Intensity Commercial (HIC)

Legal: PIN No. - 9874-42-1227
Deed Book – 3882/103
Plat Book – 74/127 Lot 5B

Price: **\$1,650,000**

For more information, please contact:

Mark O'Neal, CCIM marko@pickett-sprouse.com | 919-287-3051
Office: (919)493-0395 | Visit us at pickett-sprouse.com

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Directions: From I-85 take exit 165; go north on NC 86 for 1/3 mile and turn left onto Valley Forge Road. Property is on the right.

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**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

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