

PICKETT
SPROUSE

COMMERCIAL
REAL ESTATE



FOR SALE
3318 Guess Road
Durham, NC
Retail/Service/Office Building

A WEST & WOODALL COMPANY



- Built in 2001
- 2,750 SF with brick and vinyl accents
- 12 parking spaces on .3 acres
- 1,700 SF sales floor
- Back room storage
- Two bathrooms
- Front corner office
- Access is by a 42 foot easement with shared drive maintenance responsibilities
- **ZONING:** Commercial Neighborhood (CN)
Flexible Retail and Office uses
- **CONTINGENCY:** Sale is contingent upon a ten day “upset bid” process governed by law: NCGS 18B-701 and NCGS 16A-269 due to Durham County ABC Board (Seller) being a political subdivision of the state of NC.
- Seller to vacate by August 2021

Price - \$450,723

(919) 493-0395

Mark O’Neal , CCIM – mark.oneal@westandwoodall.com – 919-815-8303

Emilee Collins – emilee@westandwoodall.com – 919-730-7040

Visit us on the web at www.PickettSprouse.com

**PICKETT
SPROUSE**
COMMERCIAL
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A WEST & WOODALL COMPANY

FOR SALE **5234 North Roxboro Road** **Durham, NC 27705**



(919) 493-0395

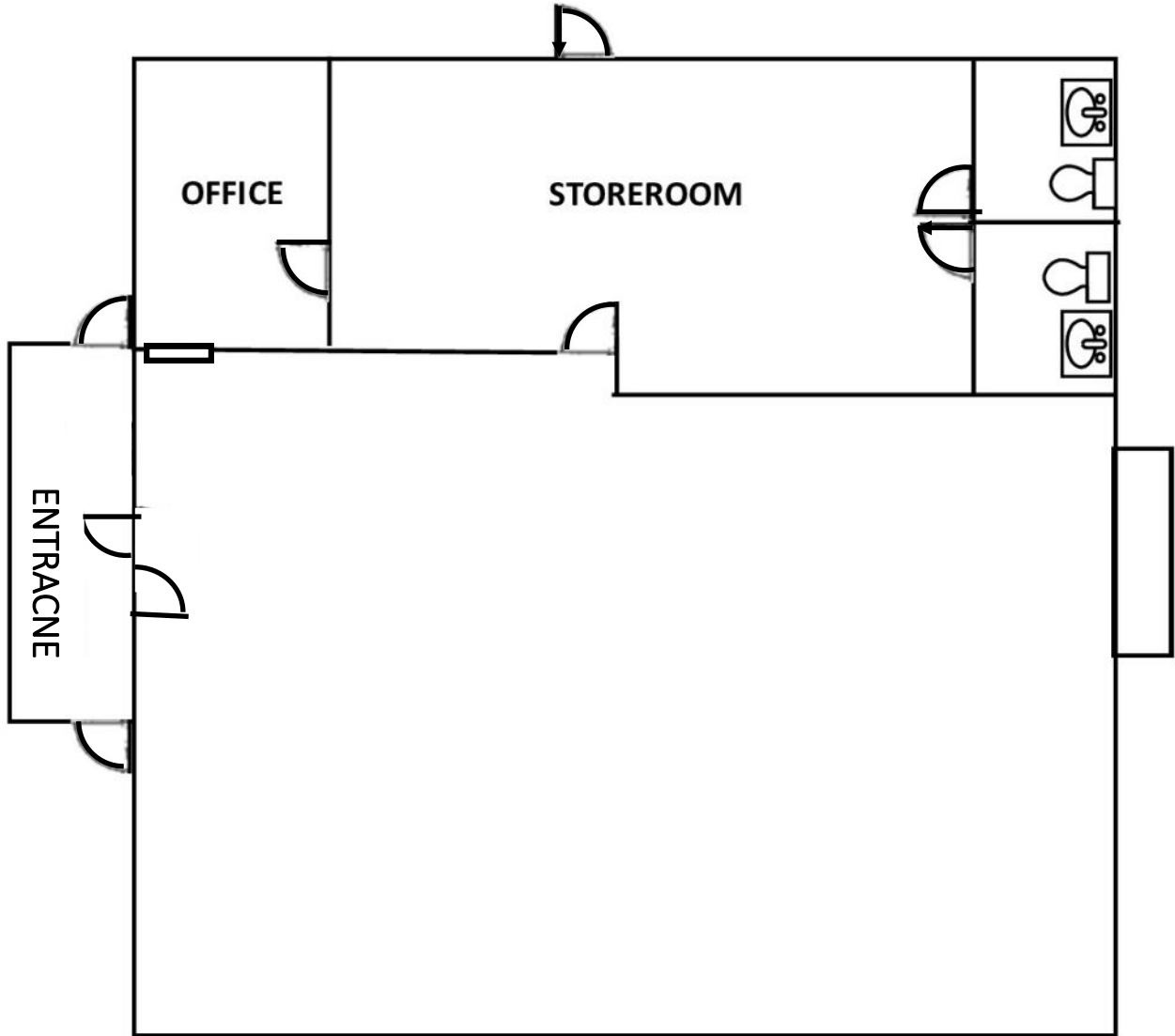
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FLOOR PLAN



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