COMMERCIAL SALE



MLS #: 10088095 13604 Us Hwy 64 W Status: Active

27344

LP: \$650,000

DOM: 0 CDOM: 0

Pending Timestamp

Concessions

Est/Closing Date

Subd:

Special Listing Condition Standard

Siler City, N

Virtual Tour

Directions

Directions Pittsboro roundabout West onto West Street, Continue onto US Hwy 64 W, about 10 miles property is on the right.

Site Acres: 4.36

Approx Lot SqFt: 4

Cross Street:

/ Nghbd:

Measurements-Lot

Lot Dim: 677x294x677x259

Building Area Total 1,717

Maximum SqFt Available 1,717.00

Minimum SqFt Available

Road Frontage:

General Information

Building Name New Construction YN Year Built 1948

Traffic Count Number Of Buildings

Minimum Lease Per SqFt Ceiling Height **Number of Rentals**

Parking Total

Number of Drive-in Doors

Public Data, Taxes, Financing

Tax Value: \$272,581.00

Zoning: A-R

Parcel Num 0014867

Tax Map Num Tax Block

Tax Parcel Letter

Tax Lot

Tax Legal Description E5-2

Tax Rate Inside City:

> Oil/Gas Rights No, No Severed Representatio

Vacancy Rate

Gross Scheduled Income

Gross Income Operating Expense

Features

Distance To Airport Units Foundation Details Block Heating Fireplace(s), Gas Pack, Propane

Restrictions None Roof Shingle Inclusions

Property Sub Type Business

Listing Terms Cash, Conventional

Utilities Electricity Connected, Water Connected

Remarks

Public Remarks Located just moments from the US Hwy 421/64 Intersection commercial district, this versatile property offers unlimited potential for a variety of uses. Situated on Highway 64, the land is highly accessible with high visibility, making it an ideal spot for both residential and commercial endeavors. As transitional land, it offers flexibility for future development or investment. If you're looking for a property with room for growth, this unrestricted gem provides the perfect canvas. With easy access to major roadways and neighboring businesses, you'll enjoy the benefits of both convenience and privacy. Don't miss out on this prime location. Entitlement contingency contract (rezoning) may be necessary. Convenient to Siler City, Pittsboro, Chatham Park, Disney, Toyota, and Wolfspeed.