

406 NATIONAL BLVD.

FOR SALE | LEXINGTON, NC 27292

Linville | Team Partners

COMMERCIAL REAL ESTATE



±6,588 SF RETAIL FOR SALE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	6,588
SALE PRICE	\$565,000

DESCRIPTION

±6,588 SF retail property for sale in Lexington, NC. Building split into two units - one unit currently utilized as a clothing retail store and the other unit utilized as an auto repair shop. Property strategically located amongst various retailers, hospitality, and grocery stores. Directly adjacent to Business 85 (14,000 VPD). Auto repair user has been a tenant for ±16 years. Retail space will be delivered vacant or short-term leaseback.



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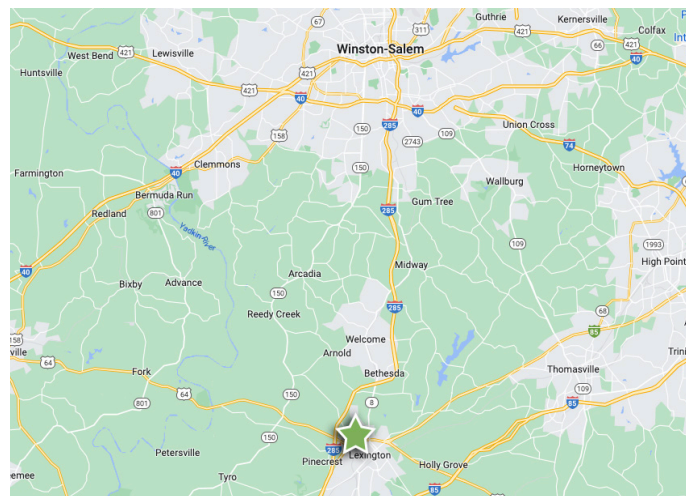
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KEY FEATURES

- ±6,588 SF retail property for sale
- Building split into two units - one unit currently utilized as a clothing retail store and the other unit utilized as an auto repair shop
- Strategically located amongst various retailers, hospitality, and grocery stores
- Directly adjacent to Business 85 (14,000 VPD)
- **Sale Price: \$565,000**



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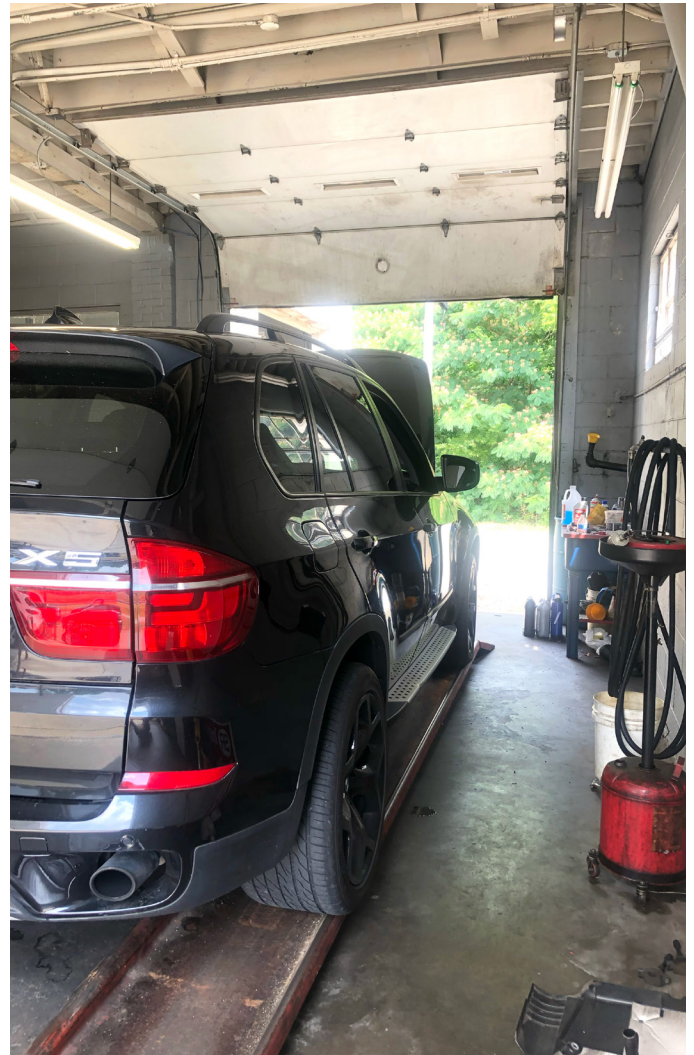
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PROPERTY INFORMATION

PROPERTY TYPE	Retail	YEAR BUILT	1984
AVAILABLE SF ±	6,588	ROOF	Rubber, Installed 2014
ACRES	0.85	ZONING	B

PRICING & TERMS

SALE PRICE	\$565,000
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DESCRIPTION

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