

# Former Bank Building

8401 Ivan Street | Stokesdale, NC 27357



- ♦ Available For Sale or Lease
- ♦ Retail or Office Space
- ♦ 3,518 SF on 0.65 Acres
- ♦ Zoned General Business
- ♦ Drive-thru access
- ♦ Parking Spaces: 20

A former SunTrust bank conveniently located in Stokesdale directly on US-158 near the center of town.

The space is ready to occupy with a mix of offices in the front and rear of the space. Call for more details.



**JJ Joubran, CCIM**

(336) 270-9775

JJ@JoubranCommercial.com

1 TITLE DESCRIPTION

See property in the City of Stokesdale, County of Guilford, State of North Carolina, described as follows:
Beginning at a point in the center line of Main Street 1243 feet South 30 degrees 30' East from J. S. Knight's...

2 TITLE INFORMATION

The Title Description and Schedule B Items herein are from First American Title Insurance Company, Commitment No. 288320 dated June 4, 2007 at 7:58 AM.

3 SCHEDULE 'B' ITEMS

- 4. Easements, SR 2046 (Elisboro Road) has a 60' R/W, affects our property, as shown on map.
Easements, SR 2057 (Ivan Street) has no signed R/W, affects our property. State Supreme Court has ruled that the State Highway Commission has maintained limits.

4 SURVEYOR CERTIFICATION

TO SUBMITTER BANK, FIRST AMERICAN TITLE INSURANCE COMPANY, INLAND MEXICAN ST PORTFOLIO, L.L.C. ITS SUCCESSORS AND ASSIGNS, LASALLE BANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 'BOOKS STAMPED DETAIL REQUIREMENTS FOR PLANNING AND TITLE SURVEYS'...

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY AT TIME OF SURVEY

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP "COMMUNITY PANEL NO. 27070001" WHICH BEARS AN EFFECTIVE DATE OF 8-9-2005...

14 BUILDING AREA

3518 SQUARE FEET

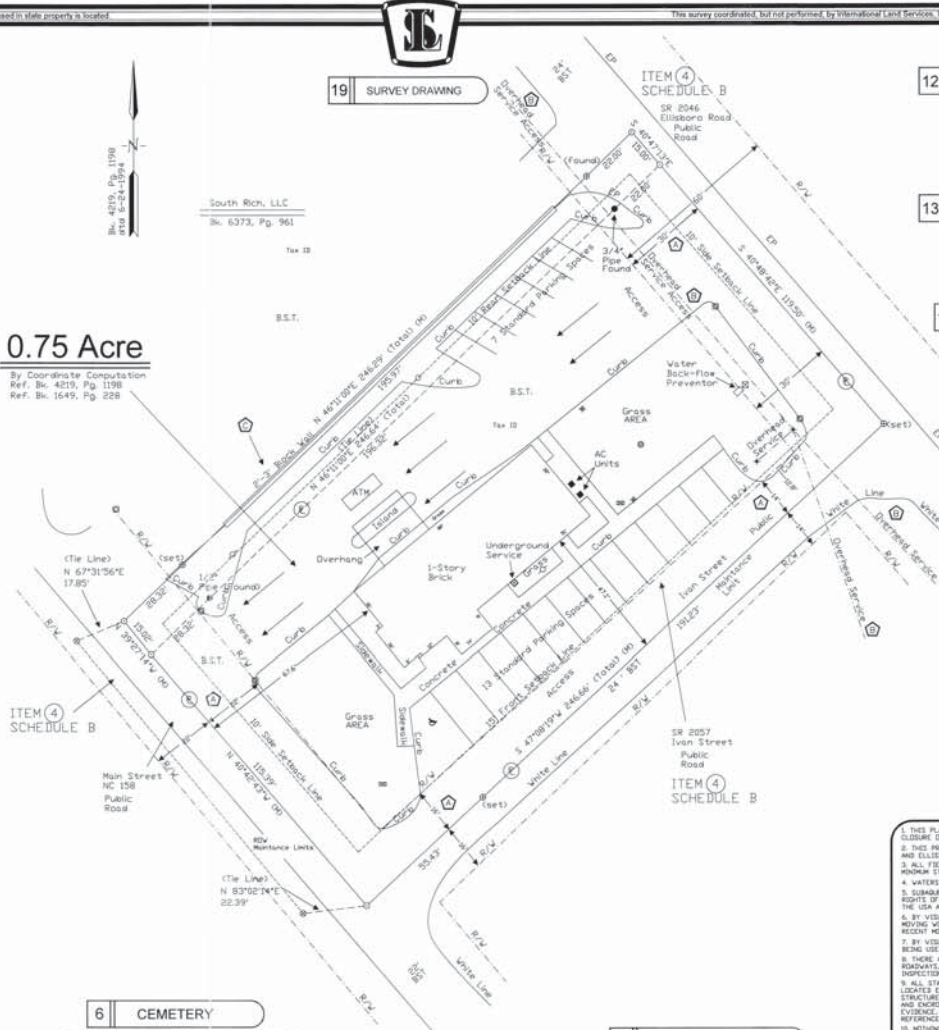
15 BUILDING HEIGHT

HEIGHT: 12'

7 POSSIBLE ENCROACHMENTS

- All R/W's for Main Street, Ivan Street & Elisboro Main Street 20' See R/W Line as shown on plat
Ivan Street from 14' to 16' variable width as to maintained limits by the NC Highway Department See R/W Line as shown on plat

19 SURVEY DRAWING



12 PARKING INFORMATION

- 28 Standard Spaces
1 Handicapped Spaces
21 Total Spaces

13 LAND AREA

32629 Sq. Ft. or 0.75 Acre

17 SCALE

SCALE: 1"=20'

8 ZONING INFORMATION

SITE RESTRICTIONS: SETBACKS FRONT - 15' / 40' SIDE - 5' or 10' adjacent to residential REAR - 5' or 10' adjacent to residential HEIGHT - 30' / 35' ZONE - 08 GENERAL BUSINESS

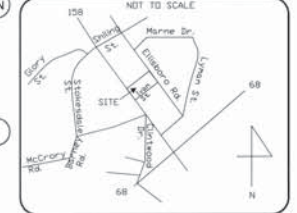
10 BASIS OF BEARING

The basis of bearing for said survey has been established by Deed Book 4215, Page 1158. 047°-11'E

11 SURVEYOR'S NOTES

THIS PLAN WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 60,000 FEET.
2. THIS PROPERTY HAS DIRECT ACCESS TO MAIN STREET & US HIGHWAY 158 AND ELISBORO ROAD (TOWN STREETS).
3. ALL FIELD MEASUREMENTS DID NOT MATCH RECORD MEASUREMENTS WITHIN THE MINIMUM STANDARDS SET FORTH FOR ALTA/ACSM LAND TITLE SURVEYS.

16 VICINITY MAP



9 LEGEND

- Iron Found
Manhole
Phone Box
Power pole
Light pole
Power meter
Catch Basin
Water meter
Fire Hydrant
Power Box
Calculated point
Sign
Handicapped Parking
Gas (possibly)
Flag nail in pavement
Property Line
B.S.T. - Bituminous Stone Treatment
R/W - Right of Way
EP - Edge of Pavement

ALTA/ACSM Land Title Survey

18 CLIENT INFORMATION BOX

Client information box containing fields for 'Outland sticker here', 'The Work Coordinated By: INTERNATIONAL LAND SERVICES, INC.', 'Client Ref No: NC00366', 'Project Address: 8401 Ivan Street, Stokesdale, NC', 'Project Name: SunTrust', and 'Job Number: 07-05-021-183'.

KEY TO ALTA-SURVEY

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Surveyor Title Block
Surveyor Title Block
FLAT OF SENEVY TOBE
REARWARD, N.C. DISTRICT
REARWARD C. COMBET REG. L-174