

## **Charming Bakery for Sale in Quaint Small Town**

**Price:** \$699,900.00

**Location:** Princeton, Johnston County, North Carolina

**Size:** Over 4,000 square feet

### **Property Overview:**

Step into a turnkey bakery opportunity nestled in the heart of the charming and expanding town of Princeton, NC. This expansive 4,000+ square foot space has been fully remodeled in 2021, encompassing both interior and exterior updates to offer modern amenities while maintaining its cozy, inviting atmosphere.

### **Features:**

- **Store Lobby:** A welcoming entryway for your customers.
- **Kitchen:** Fully equipped for high-volume baking and cooking.
- **Restaurant and Sitting Area:** Perfect for dine-in, can accommodate 65 customers to enjoy your delectable treats.
- **Laundry Room:** Convenient and practical for daily operations.
- **Two Separate Offices:** Ideal for administrative tasks and private meetings.
- **Storefront Rooms:** Versatile spaces for retail display or additional seating.
- **Open Space Area:** Enjoy a small private, fenced-in area at the back of the building.
- **Outbuilding Will Convey**

### **Recent Renovations (2021):**

- **New Roof**
- **New Electrical System**
- **New HVAC System & Duct work**
- **New Plumbing**
- **Fresh Flooring**
- **New Paint**
- **New Windows - coated with 99% UV Protectant**
- **FRP (Fiberglass reinforced plastic is installed throughout kitchen area)**
- **New Hot Water Heater**
- **Fly Fan installed in back of kitchen exit area**

#### **Additional Amenities:**

- **Sound System:** Installed throughout the entire building to provide ambient music that can be run from your phone and includes microphones.
- **Security Cameras:** 11 video cameras installed to provide direct access to property surveillance at all times.

#### **Included Equipment:**

- Rolling oven to accommodate cooking 600 cupcakes at once
- Walk-in Cooler
- 3 additional Stoves with Ovens
- Microwave Vents
- Three Bay Sink
- Hand Washing Sink
- Commercial Dishwasher

Additional equipment is also available for sale, making this a ready-to-operate business from day one.

### Property Details:

- **Current Design:** Partitioned for a single tenant.
- **Potential:** Option to create multiple spaces for multiple tenants.
- **Upstairs:** Full kitchen with standard dishwasher, 2 deep sinks, standard microwave, fridge / freezer.
- **Gas Tank:** 500 Gallon Buried. Used to service gas rolling oven.
- **Electricity & Water:** All units are run from (1) Electric Meter & (1) Water Meter
- **Mop Well:** Out back for emptying mop water
- **Easement:** Located in the back of property for access to the fenced in part/Utilities
- **Gutters:** Installed under the building to the front and connected to floor drain in concrete.
- **BFP:** 1" Back Flow Preventer

This beautifully updated bakery is perfect for anyone looking to start or expand their culinary business in a friendly, community-focused town. Located in the rapidly growing downtown area of Princeton, this property offers significant potential for business growth and success. Don't miss out on this rare opportunity to own a piece of small-town charm with all the modern conveniences.

**Studies:** Brownfield Program for **Project #10: Kornegay/Baker Commercial Pro**

<https://www.myprincetonnc.com/index.asp?SEC=B25D59BE-0BBF-4773-8AF3-316CE5BFE085>

**Contact:** Marsha House - 919-921-0934

**Schedule a Viewing:** Contact co-listing agent Marsha House directly for a showing.

Make your dream of owning a business a reality with this exceptional property!