

## **FOR SALE: Prime Commercial Property in Historic Downtown Burgaw**

**Address:** 213A S Wright Street, Burgaw, NC

**Price:** \$300,000

**Square Footage:** 1,430

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### **An Investment Opportunity with Built-In Income**

This versatile commercial building is located in the heart of downtown Burgaw's historic district and offers an exceptional opportunity for investors or business owners. With a current tenant in place through August and a strong desire to renew, this property presents immediate income and long-term potential.

#### **Property Features:**

- Wide open interior layout perfect for retail, office, or dining
- Small kitchen area for staff or service use
- Separate men's and women's restrooms
- Expansive front deck ideal for outdoor seating or displays
- Large fenced backyard backing to alley access
- High visibility location with walkable access to shops, restaurants, and community attractions

Whether you want to expand your investment portfolio or establish a business in a growing small-town setting, this property delivers charm and practicality.

#### **Instant Income :**

- **Current tenant is in a Net Lease for \$1,500 per month, plus utilities**
- **The Lease Ends in August. And the Tenant would love to continue to lease.**

**Don't miss out on this rare chance to own a commercial building in one of Burgaw's most desirable areas.**

For more information or to schedule a showing, contact:

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