



629 & 633 Monroe Street

Retail Property **For Sale**

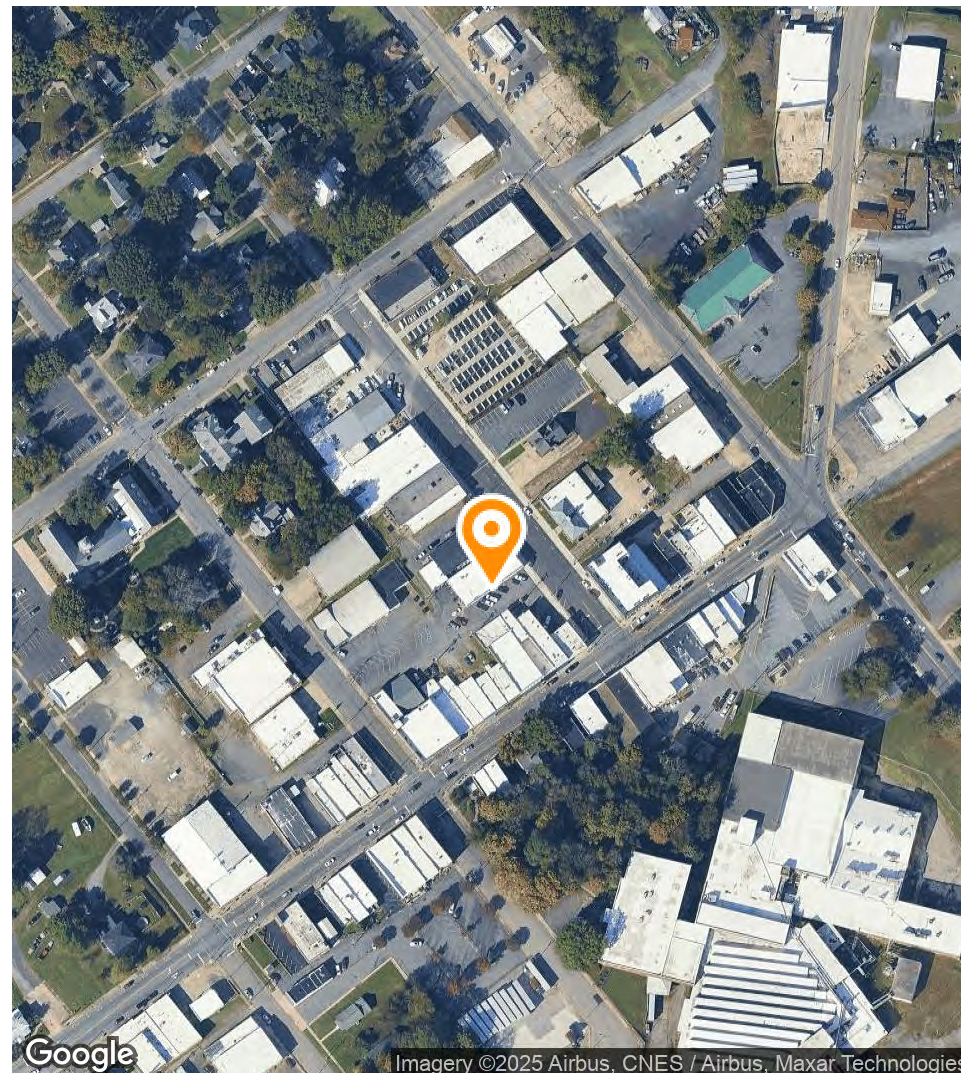
Presented By:
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629 & 633 MONROE STREET

RETAIL PROPERTY **FOR SALE**

PROPERTY DESCRIPTION

Presenting an opportunity to invest in retail properties at 629 & 633 Monroe Street, Eden, NC. Offering $\pm 4,781$ total SF between the two spaces, recent updates have provided renovated facilities in a historic setting. Situated in this quaint downtown area, the properties provide ideal retail/restaurant spaces with high visibility and accessibility. 629 Monroe Street is best suited for an owner/operator featuring second generation restaurant space including furniture, fixtures, and equipment. 633 Monroe Street is occupied & income producing. That Little Pork Shop is Absolute NNN, generating annual NOI of \$48,000. This opportunity can be sold as a portfolio or separately.



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629 & 633 MONROE STREET

RETAIL PROPERTY **FOR SALE**

629 MONROE STREET

| | |
|-----------------------------|------------------------------------|
| Product Type | Retail Restaurant |
| Zoning | BC/ED -Commercial Central Business |
| Building Size | ±2,081 SF |
| Parcel Size | 0.05 Acres |
| Tenant | Vacant |
| Year Built/Renovated | 1945/2007 |
| Parking | Street |
| Buildings | 1 (Single Story) |
| Sprinklered | No |
| Exterior | Brick |
| Roof | Rubber |
| Bathrooms | Yes |

633 MONROE STREET

| | |
|-----------------------------|------------------------------------|
| Product Type | Retail Restaurant |
| Zoning | BC/ED -Commercial Central Business |
| Building Size | ±2,700 SF |
| Parcel Size | 0.10 Acres |
| Tenant | 1 (That Little Pork Shop) |
| Year Built/Renovated | 1945/2009 |
| Parking | Street |
| Buildings | 1 (Single Story) |
| Sprinklered | No |
| Exterior | Brick |
| Roof | Rubber |
| Bathrooms | Yes |

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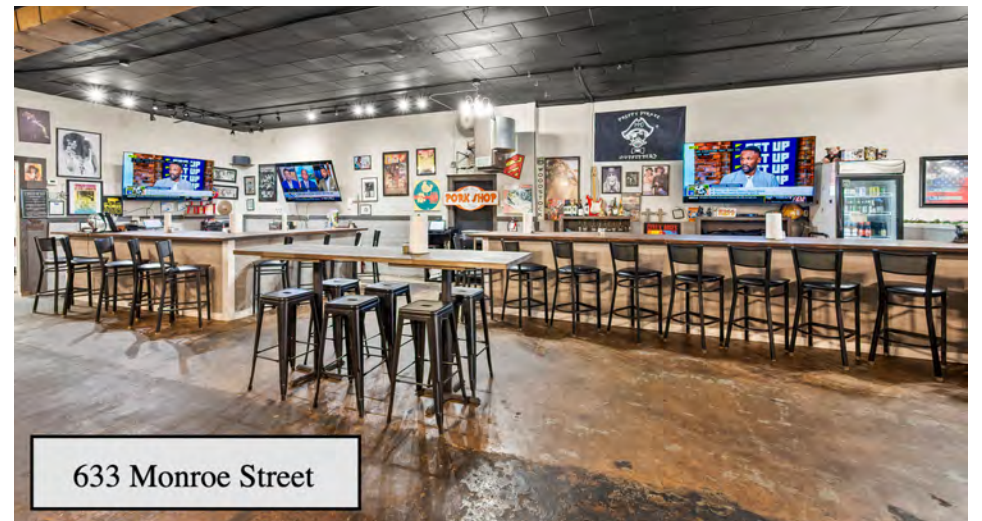
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629 & 633 MONROE STREET

RETAIL PROPERTY **FOR SALE**

PROPERTY INFORMATION

629 MONROE STREET

| | |
|-----------------|-------------------|
| Property Use | Retail/Restaurant |
| Building Size | ±2,081 SF |
| Tenant | Vacant |
| Price | \$262,203 |
| Price/SF | \$126/SF |
| FF & E | Included |
| | |
| Portfolio Price | \$795,536 |

PROPERTY INFORMATION

633 MONROE STREET

| | |
|------------------|-----------------------|
| Property Use | Retail/Restuarant |
| Building Size | ±2,700 |
| Tenant | That Little Pork Shop |
| NOI | \$48,000 |
| Lease Type | Absolute NNN |
| Lease Term | 5 years |
| Annual Increases | 2% |
| Price | \$533,333 |
| Cap Rate | 9.00% |

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