

OFFICE BUILDING FOR SALE

3,200 SF Showroom with Warehouse

3738 Boone Trl, Fayetteville, NC 28306



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

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VISHAL NANDWANI

Broker

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Sale Price:	\$420,000
Lot Size:	0.35 Acres
Year Built/Renovated:	1974/2024
Building Size:	3,200 SF
Renovated:	2024
Zoning:	C2(P)

property description

This versatile commercial property at 3738 Boone Trail offers 3,200 square feet of total space, divided into a functional layout designed to suit a range of business operations. The front of the building features a well-appointed showroom, office space, a breakroom, and two restrooms, ensuring a comfortable and professional environment for staff and clients. The rear includes a nearly 1,400-square-foot warehouse area with a roll-up garage door, ideal for storage, inventory, or light industrial use. Situated on a 0.35-acre corner lot and zoned C2(P), the property provides ample flexibility for various commercial applications.

Located in Fayetteville, NC, this property is strategically positioned within a thriving commercial corridor with excellent connectivity. The surrounding area boasts a daytime population of over 79,500 within a 3-mile radius, supported by robust consumer spending in categories such as food services and healthcare. With proximity to key thoroughfares and a diverse mix of residential and commercial developments nearby, businesses will benefit from consistent traffic and visibility. The property's accessibility is further enhanced by its corner-lot location, making it a convenient destination for customers and employees alike.



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REID: 0416903829000

OWNER INFORMATION:
 COLLINS, QUENTIN A; COLLINS, KRISTY D
 566 MILDEN RD
 FAYETTEVILLE, NC 28314

PIN: 0416903829
PROPERTY DESC: PINE ACRES
 LO:PT 13 SE:02 PL:0013-0020
ACRES: 0.35
 Plat Book & Page: [0013-0020](#)
 *For Condominium Plats Click [HERE](#)

LOCATION INFORMATION:
 Zoom to

for more information

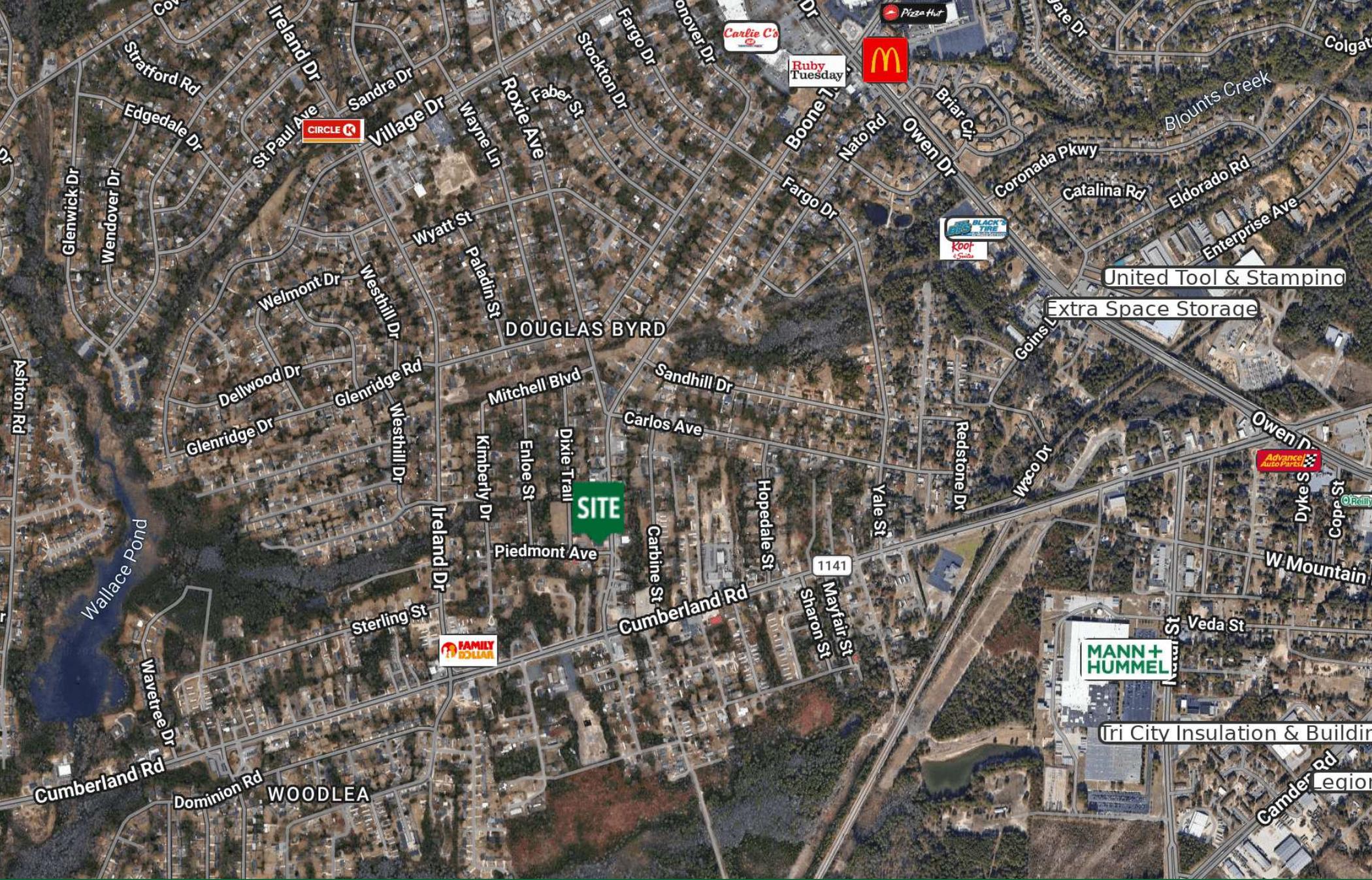
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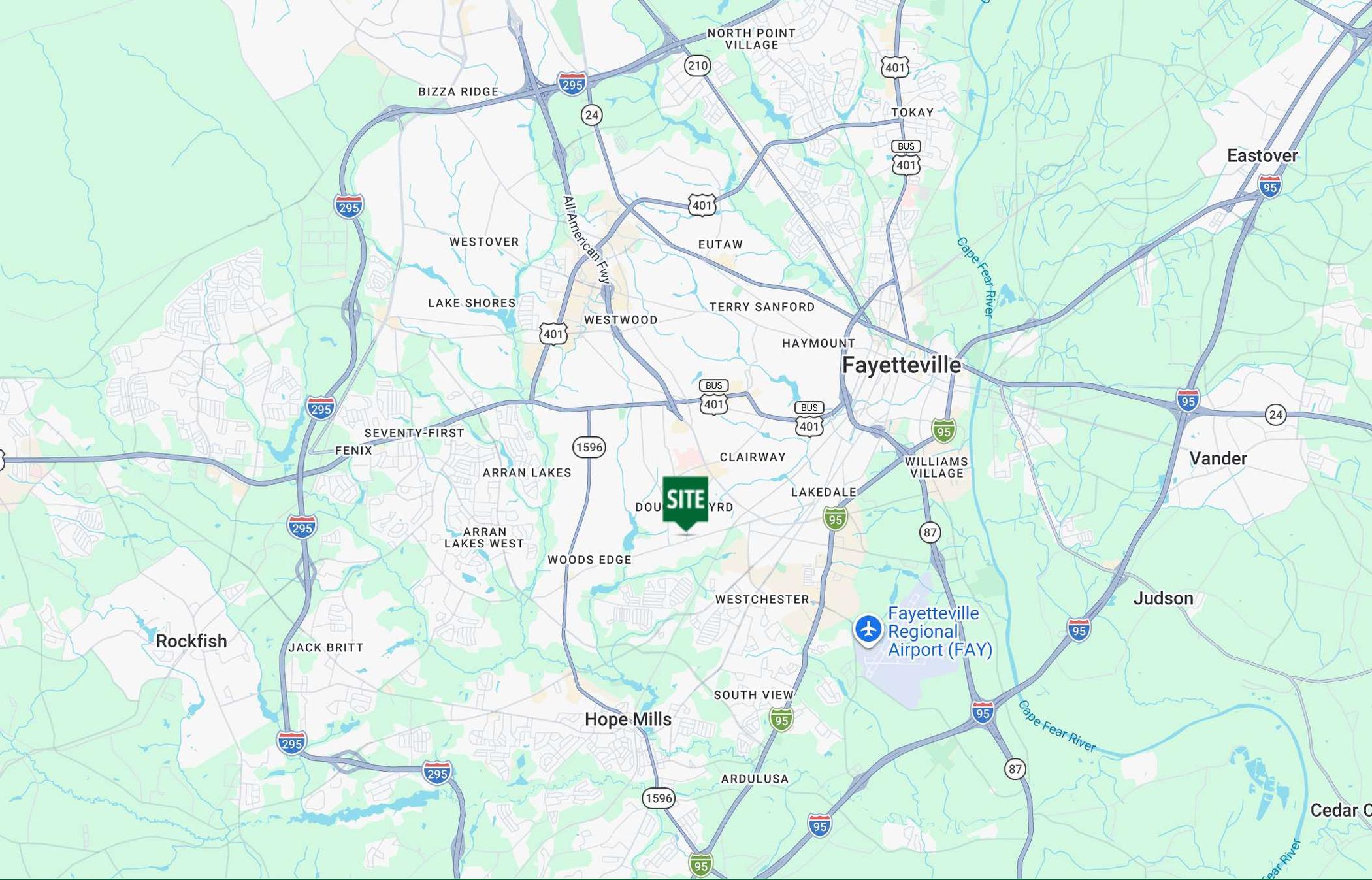
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Maxar Technologies



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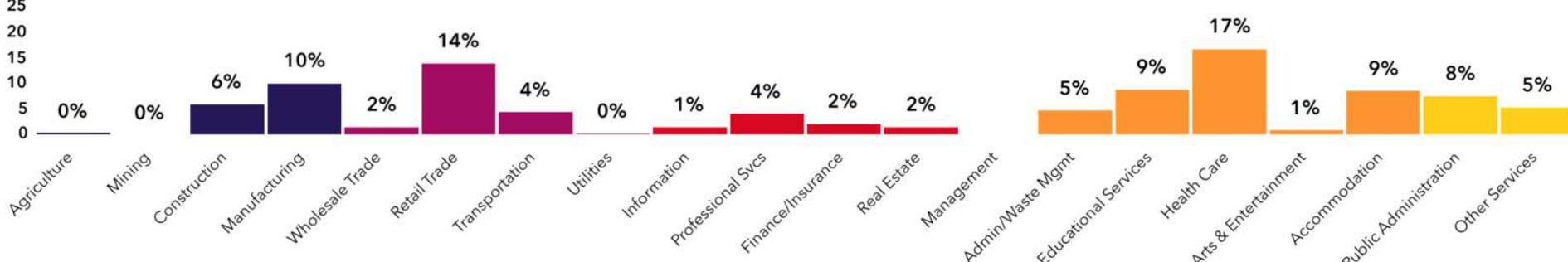


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Map
data
Google



56,556
Total Population

Population

79,564
Daytime Population

\$55,965
Median HH Income

Income

\$31,664
Per Capita Income

23,420
Total Households

Housing

25,824
Total Housing Units

\$179,577
Median Home Value

Homes

55.6%
Home Ownership

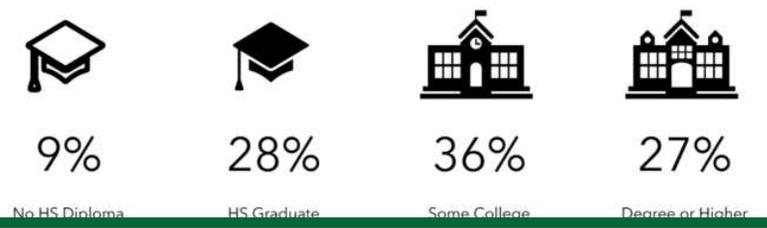
37.2
Median Age

People

Rustbelt Traditions
Tapestry Segment

Demographics

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Source: U.S. Census Bureau, 2010 Summary File 1, Esri forecasts for 2024 and 2028





Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

 Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

 Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

 Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021