

# 257 WEST KINGS HIGHWAY

OFFICE BUILDING FOR SALE



## PROPERTY DESCRIPTION

Excellent visibility on West Kings Highway - 15,500 VPD. ±4,889 SF with a large Monument sign. Former physical therapy office with drop-off/pick-up area, ample surface parking, and the ability to expand or incorporate outdoor area. Well maintained in an excellent location.

## PROPERTY HIGHLIGHTS

- Excellent visibility - 15,500 VPD
- Large Monument sign
- Former physical therapy office with drop-off/pick-up area
- Ample surface parking
- Ability to expand or incorporate outdoor area

## OFFERING SUMMARY

<b>Sale Price:</b>	\$495,000
<b>Lot Size:</b>	0.92 Acres
<b>Building Size:</b>	4,889 SF

Dom Maggio

443.540.9293  
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Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

**Linville** | Team Partners  
COMMERCIAL REAL ESTATE

EDEN, NC

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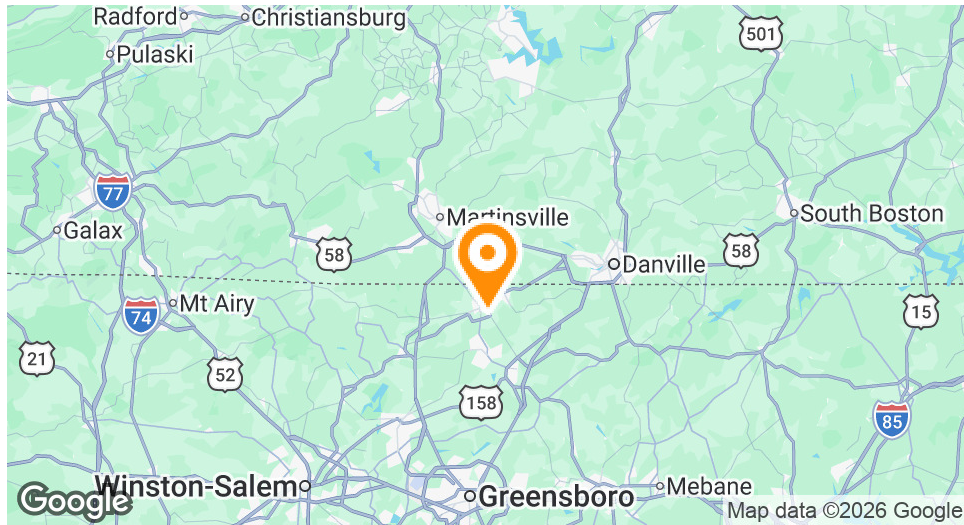
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<b>Building Name</b>	257 West Kings Highway
<b>Property Type</b>	Office
<b>Building Size</b>	4,889 SF
<b>Lot Size</b>	0.92 Acres
<b>Year Built</b>	2003
<b>Number of Floors</b>	1
<b>Roof</b>	Rubber

- Excellent visibility - 15,500 VPD
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## LOCATION INFORMATION

Street Address	257 West Kings Highway
City, State, Zip	Eden, NC 27288

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Property Use	Owner / User
Zoning	BH/ED
Lot Size	0.92 Acres
Building Size	4,889 SF
Number of Floors	1
Year Built	2003
Roof	Rubber
Floor Coverings	Carpet/Vinyl
Exterior Walls	Brick



**SALE PRICE:** \$495,000

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