

OFFICE BUILDING FOR SALE

# 581 Executive Place (Unit C)

Fayetteville, NC 28305



*for more information*

RICHARD L. FOX III, ESQ.

Broker

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[richard@grantmurrayre.com](mailto:richard@grantmurrayre.com)



**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)

581 Executive Place (Unit C)  
**FAYETTEVILLE, NC 28305**

EXECUTIVE SUMMARY



**OFFERING SUMMARY**

Sale Price:	\$361,950
Building Size:	2,413 SF
Lot Size:	0.62 Acres
Number of Units:	1
Price / SF:	\$150.00
Year Built:	1989
Renovated:	2024
Zoning:	LC
Market:	Fayetteville
Submarket:	North

**PROPERTY OVERVIEW**

581 Executive Pl Suite C is a 2,413 sq. ft., newly renovated, office condo located in the North Fayetteville Submarket. The North Fayetteville office submarket has a vacancy rate of 2.4%. Rents have increased by 2.1% in the past 12 months and are currently around \$19.20/SF.

The 1st floor consists of 990 sq. ft., a waiting room, reception area, men's and women's bathrooms, storage space and two private offices. The 2nd floor consists of 994 sq. ft., a conference room, restroom, storage space, and three private offices. The 3rd floor consists of 429 sq ft. of open workspace. A handicap ramp/deck is located on the back of the building. For more information, see the attached Floor Plans.

The property also located adjacent to Highland Shopping Center off Raeford Rd./BUS 40. Tallywood Shopping Center is located 1/2 mile to the west. The onramp to the All-American Expressway is 1 mile to the west, providing convenient access to major roads in and around Fayetteville.

*for more information*

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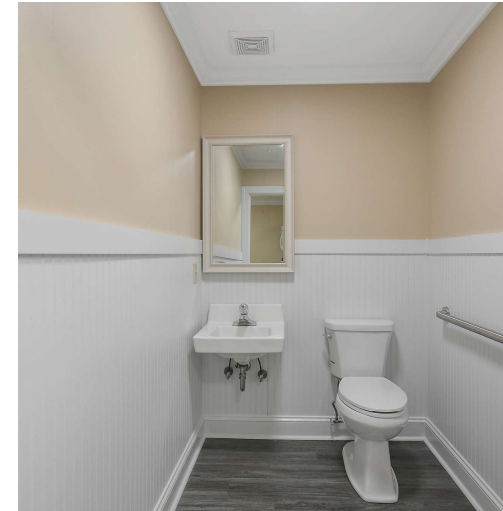
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ADDITIONAL PHOTOS



for more information

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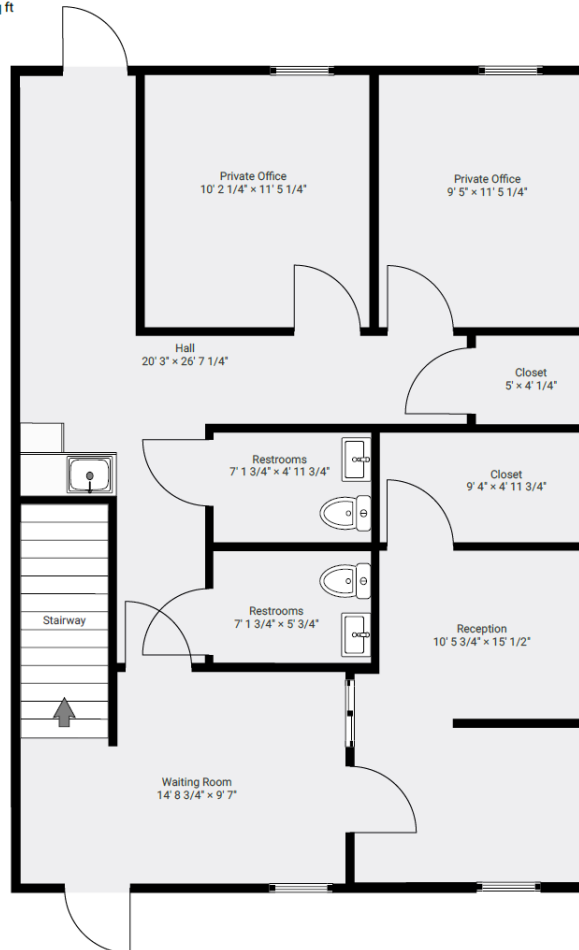


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▼ Ground Floor

LIVING AREA: 990.68 sq ft



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. BROKEN CRAYON PHOTOGRAPHY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS. While we do our best at being accurate we cannot guarantee square footage calculations. While we are providing measurements and a floorplan ultimately the real estate agent is responsible to make sure it's accurate. If you see a discrepancy let us know immediately!

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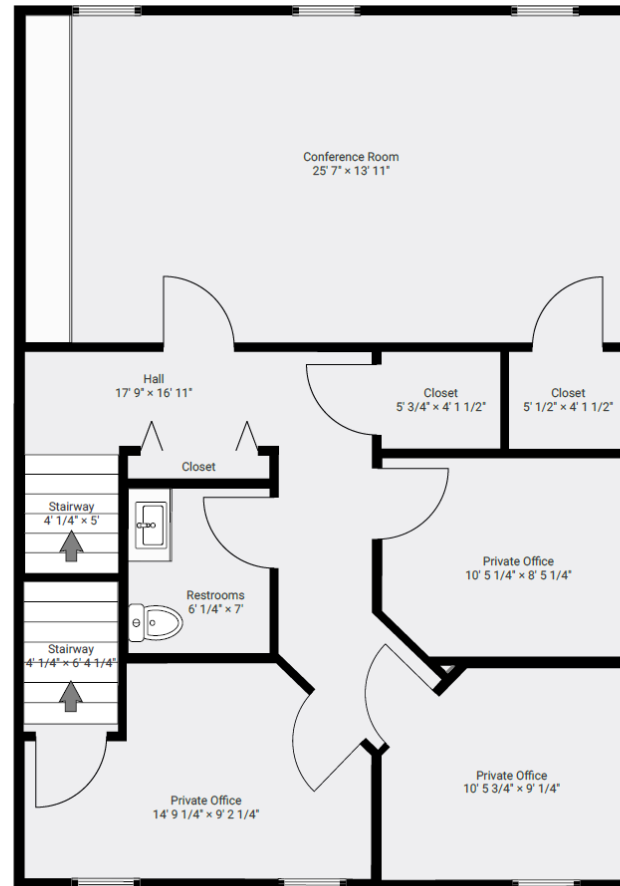


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▼ 2nd Floor

LIVING AREA: 994.30 sq ft



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ADDITIONAL PHOTOS

581 Executive Place, Suite C, Fayetteville

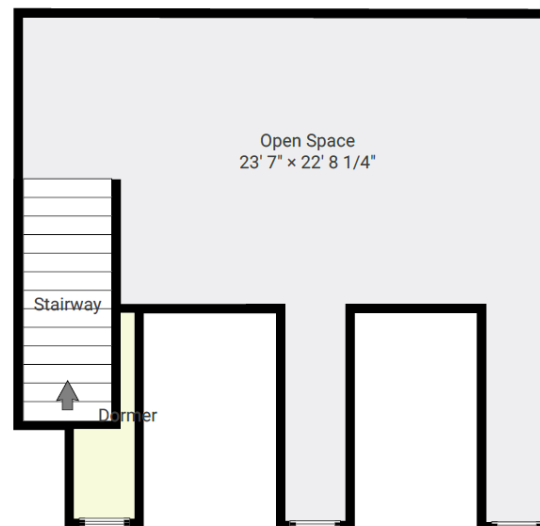


SUBMITTED BY David Hayter  
davidhayterjr@yahoo.com

LIVING AREA: 2413.56 sq ft • FLOORS: 3

▼ 3rd Floor

LIVING AREA: 428.58 sq ft



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COMMERCIAL AND INVESTMENT BROKERAGE



Tallywood Shopping Center

Highland Centre

SITE



Bordeaux Center Inc.

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Maxar Technologies