



**PROPERTY HIGHLIGHTS**

-Across the street from Atrium Hospital - Monroe

-Zoned office transitional

-Located in an **Opportunity Zone** convenient to downtown Monroe and only 1/4 mile from Hwy 74.

-Corner lot at S Sutherland Ave and McCray St provides excellent visibility from Sutherland Ave and the hospital.

-Total of 0.54 acres (2 parcels)

-Parcel IDs 09194120 and 09194119

-Water/Sewer Available



**TWO PARCELS FOR SALE**

600 S Sutherland Ave  
(0.36 acres) - \$249,900

1212 McCray St  
(0.18 acres)- \$149,900

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# PROPERTY MAPS AND PHOTOS

