

# Specialty For Sale



The Overton Group, LLC

401 W. 1st Street Greenville, NC 27834 | 252-355-7006

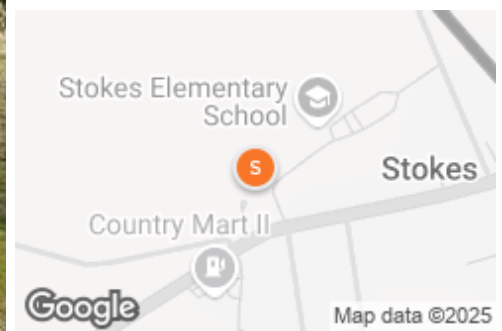
## Renovated Reception Hall & Gym For Sale

Sports/Recreation For Sale

2677 NC-903, Stokes, NC, 27884

Prepared on March 24, 2025

1 of 1 Listings



### Listing Details | Specialty For Sale

Secondary Uses	<b>Flex/R&amp;D</b>	Tax Year	<b>2024</b>
Total Available Space	<b>14,304 SF</b>	Real Estate Taxes	<b>\$5,023 in 2024</b>
Asking Price	<b>\$925,000</b>	Vacant	<b>No</b>
Listing Price Per SF	-	Available Date	<b>3/10/2025</b>
Cap Rate (Actual)	-	Days On Market	<b>14 days</b>
Total Expenses	<b>\$5,023</b>	Date Listed	<b>3/10/2025</b>
Terms	<b>Cash to seller</b>	Last Modified	<b>3/19/2025</b>
Investment	<b>No</b>	Listing ID	<b>42078728</b>
Possession	<b>Completion</b>	Owner Occupied	<b>Yes</b>
Signage	<b>None</b>	Parking Spaces	<b>55</b>
Show Instructions	<b>Call broker</b>		

### Description

Completely renovated 2,880 sf reception hall/conference building and 11,595 sf gymnasium for sale. This property sits on a little over an acre of land and was recently completely remodeled and has never been used. The reception hall is turn key and all of the furniture, fixtures and equipment will convey with the sale. The gymnasium is in good condition and can be used as is, or converted to fit a different use. Located on NC-903 which is the main thoroughfare through town, the property is adjacent to Stokes Elementary School and can be used as a daycare/afterschool facility, wedding venue and reception hall or numerous other uses.

#### Renovations Include:

- New hospital grade waterproof flooring
- New appliances
- New countertops
- New cabinets
- New plumbing
- New electrical wiring
- New windows and push doors



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- New roof
- New fixtures
- Tongue and groove stained plywood bead board ceiling
- Stained crown molding

Contact agent Martin Tanski with The Overton Group at 919-368-2868 or martin@overtongroup.net for showings or more information.

## Property Features

### Location Details

Address	<b>2677 NC-903, Stokes, NC, 27884</b>
Zoning	<b>Commercial</b>
County	<b>Pitt</b>

Parcels	<b>88784</b>
Name	<b>2677 Nc-903</b>
Water Frontage	<b>Not present</b>

### Building Details

Sub Type	<b>Sports Recreation</b>
Building Status	<b>Existing</b>
Building Size	<b>14,304 SF</b>
Land Size	<b>1.17 Acres / 50,833 SF</b>
Number of Buildings	<b>2</b>
Number of Floors	<b>1</b>
Year Built/Renovated	<b>1953, 2024</b>
Occupancy Type	<b>Multi-tenant</b>

Largest Contiguous	<b>11,595 SF</b>
Rentable Space	<b>14,304 SF</b>
Air Conditioned	<b>Yes</b>
Heated	<b>Yes</b>
Owner Occupied	<b>Yes</b>
Electricity	<b>Yes, City</b>
Water	<b>Yes, Municipal Utility District</b>
Rail Service	<b>No</b>

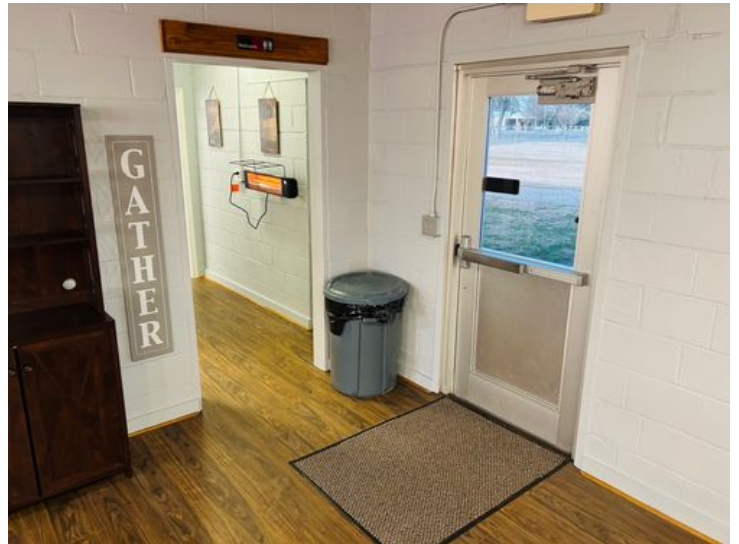
## Property Listings

1 Listing | 14,304 SF | \$925,000

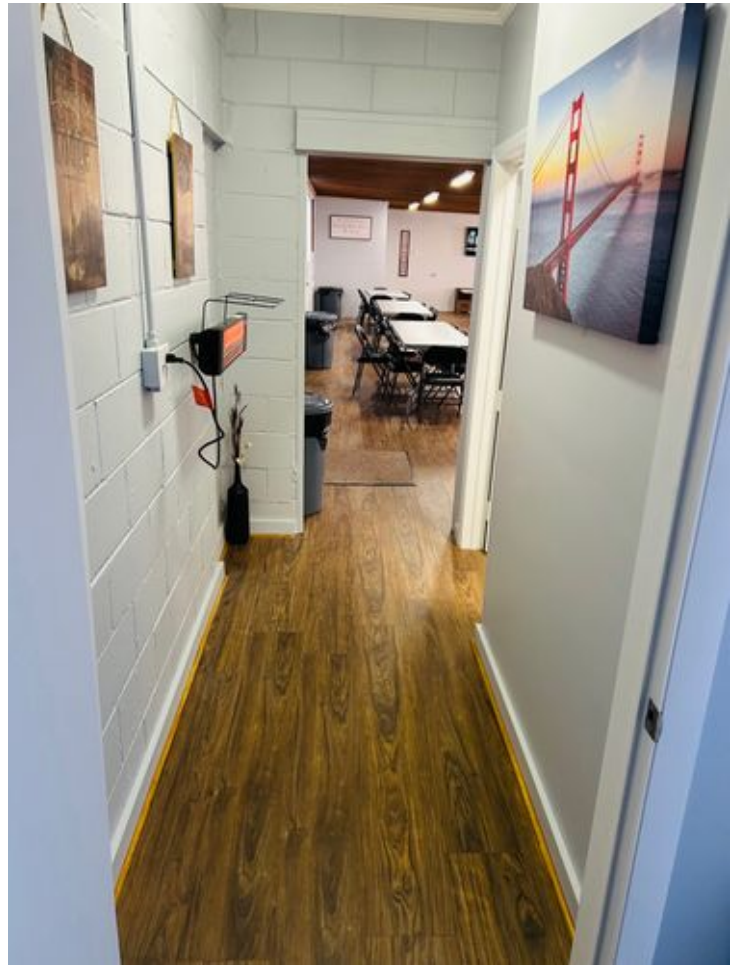
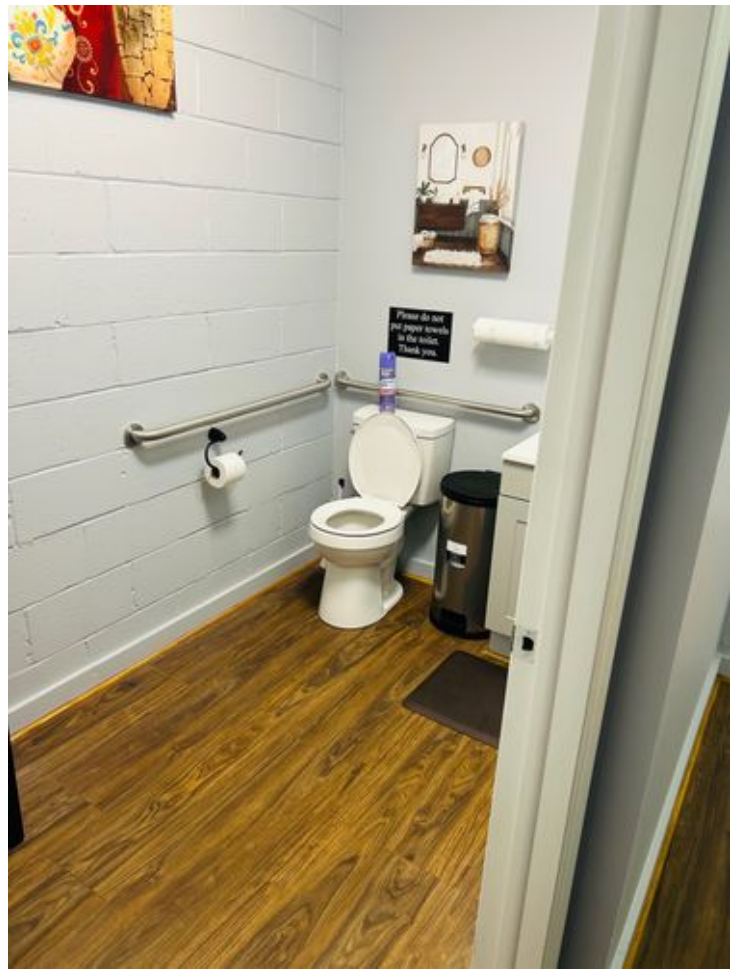
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Specialty	-	14,304 SF	\$925,000	3/10/2025

## Additional Photos

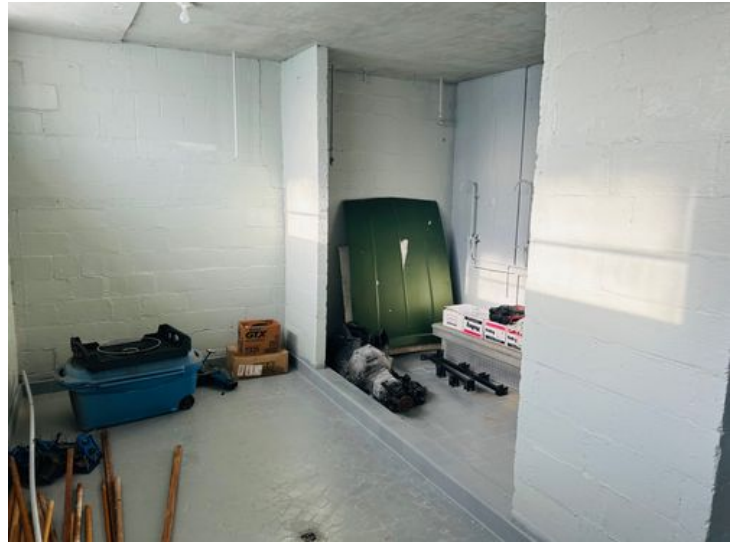
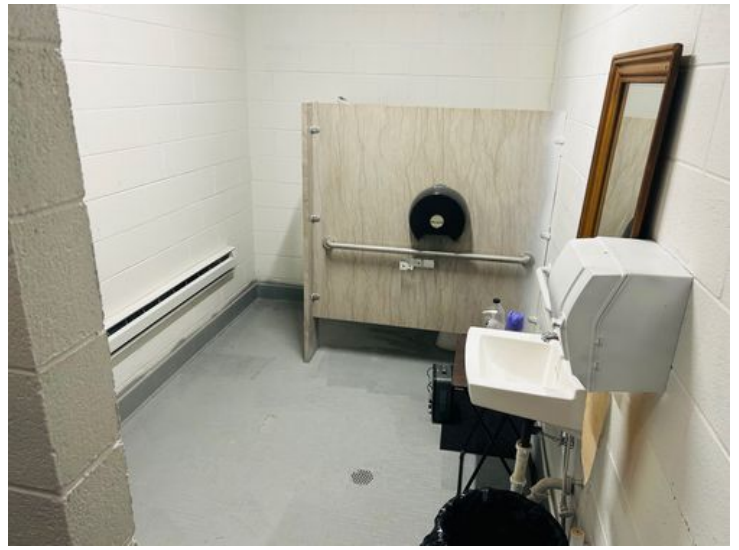


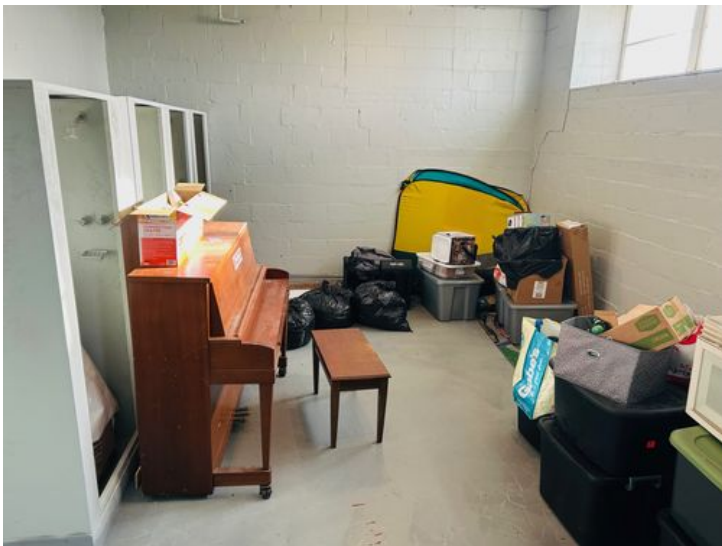
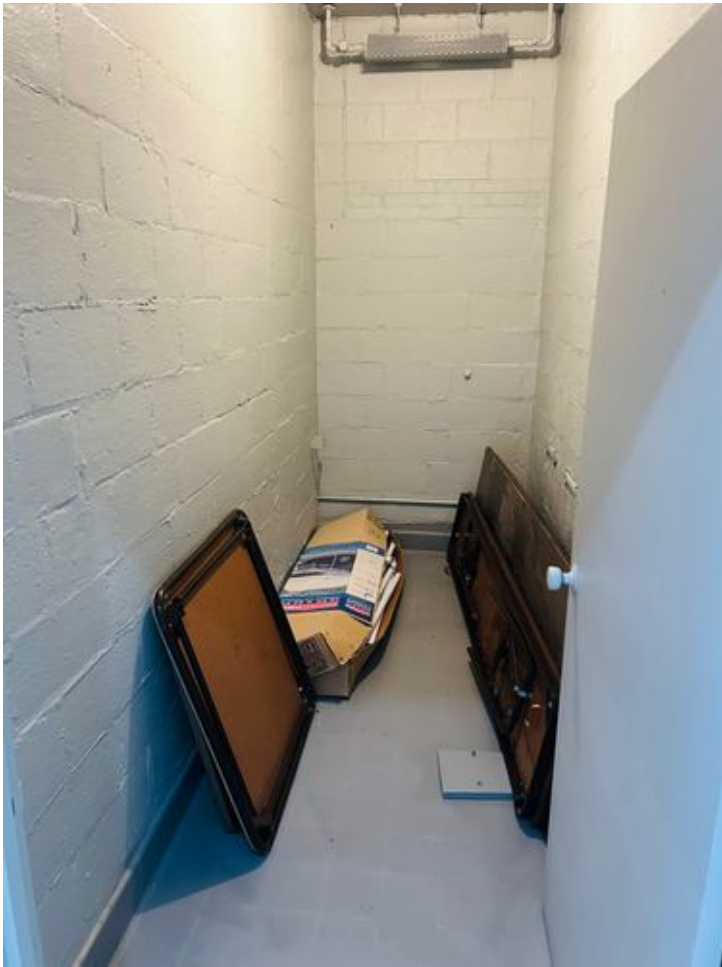












## Contact



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