



SAWYER BUILDING



FOR SALE
110 N. CHURTON ST
HILLSBOROUGH, NC 27278

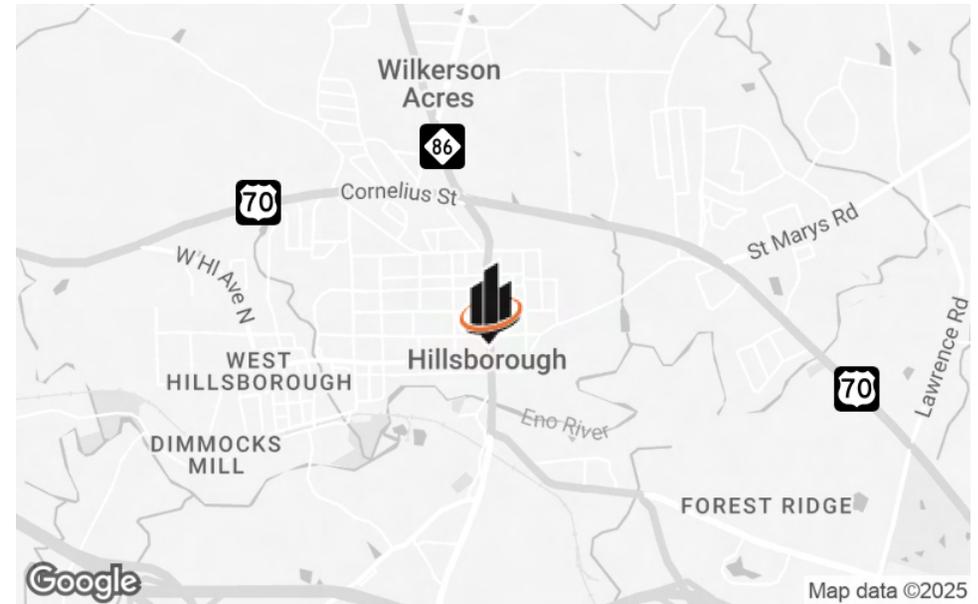


PRESENTED BY:

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PROPERTY SUMMARY



ASKING PRICE

\$1,100,000

PROPERTY OVERVIEW

SVN | REA is pleased to offer for sale **110 N. Churton Street**, commonly known as the **Sawyer Building**, a **rare opportunity to acquire** a commercial building in the heart of downtown Hillsborough, NC. Situated along Churton Street within the Town's historic core, **the property benefits from exceptional visibility, walkability, and long-term demand** driven by Hillsborough's limited supply of downtown commercial buildings. The property is well-positioned for **continued commercial use, owner-occupancy, or future adaptive reuse** consistent with the Town's downtown vision.

PROPERTY HIGHLIGHTS

- **Lease Status:** Currently leased with a short remaining term
- **Historic District:** Located within the Hillsborough Historic District; subject to Certificate of Appropriateness review for exterior modifications
- **Tax Credits:** Potential for state and federal Historic Tax Credits for qualified rehabilitation costs (tax credits are dollar-for-dollar reductions in state/federal tax liability)
- **Prime Location:** Situated in downtown Hillsborough, with strong pedestrian traffic and immediate access to shops, restaurants, civic uses, and more

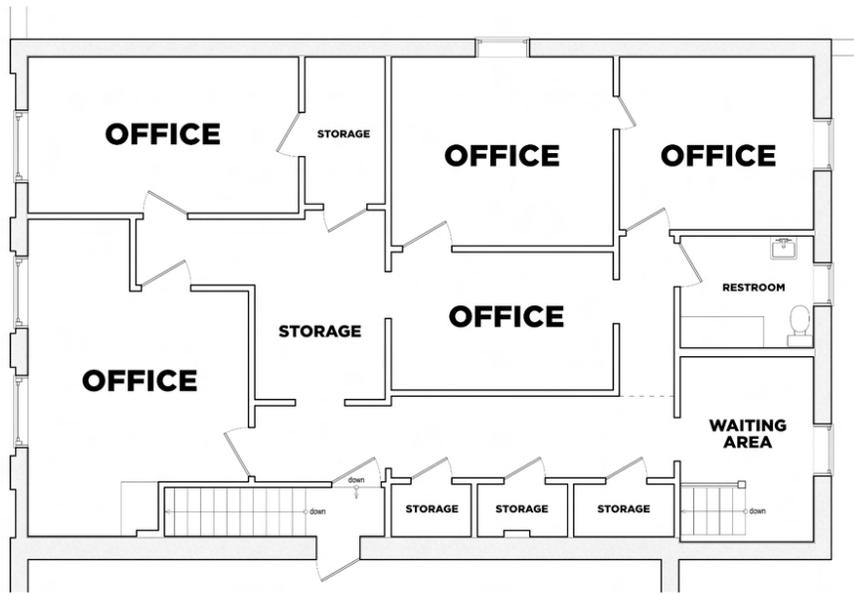
OFFERING SUMMARY

| | |
|-----------------------|---------------------------------------------------------------|
| BUILDING SIZE: | ±3,261 SF |
| LOT SIZE: | ±0.09 Acres |
| PARCEL ID: | 9874066339 |
| YEAR BUILT: | c. 1925 |
| CURRENT USE: | Two-Story Office Bldg |
| ZONING: | Central Commercial District (CC) w/ Historic District Overlay |
| PRICE/SF: | \$337/SF |

EXTERIOR PHOTOS

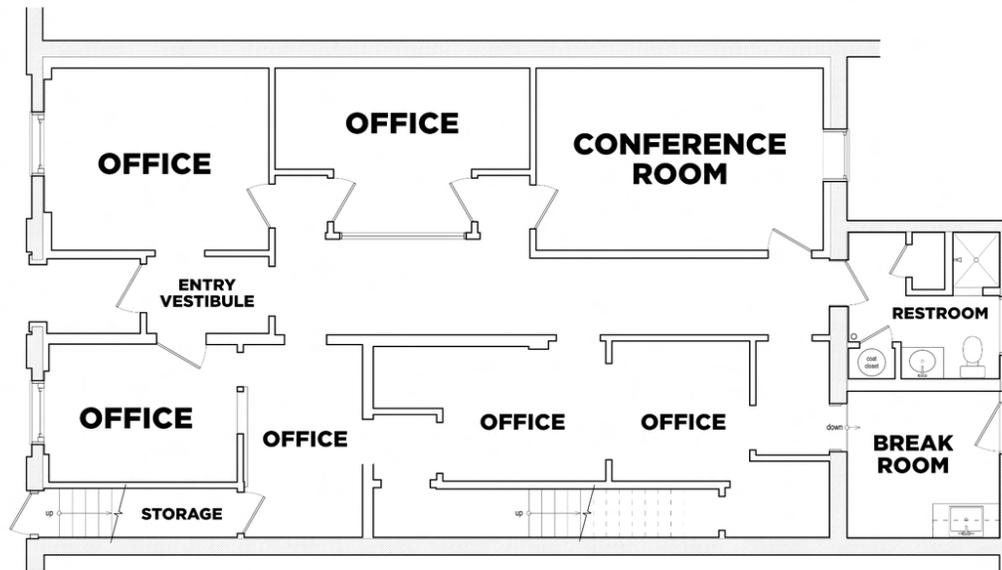


FLOOR PLANS



←
SECOND FLOOR
±1,530 SF

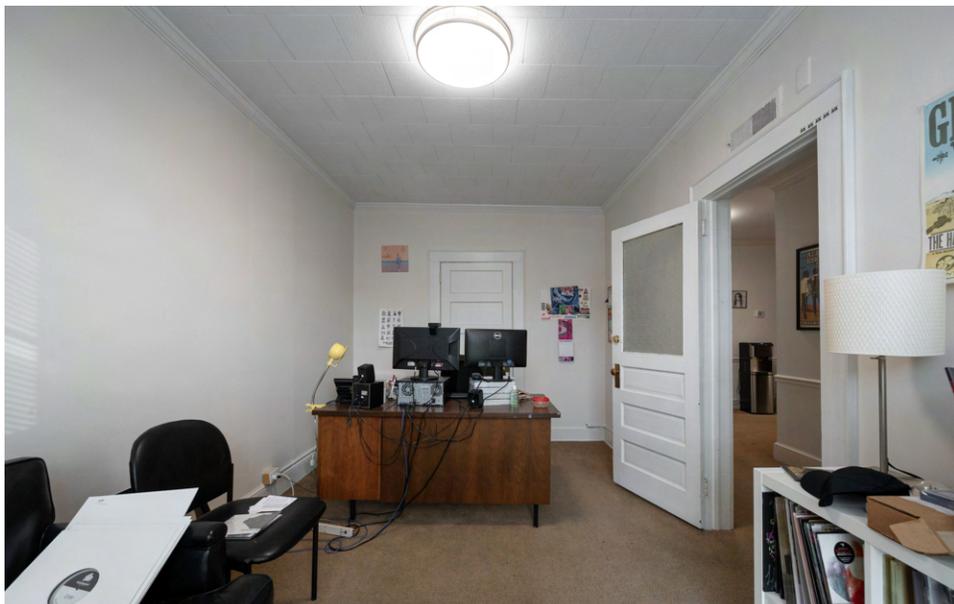
→
FIRST FLOOR
±1,731 SF



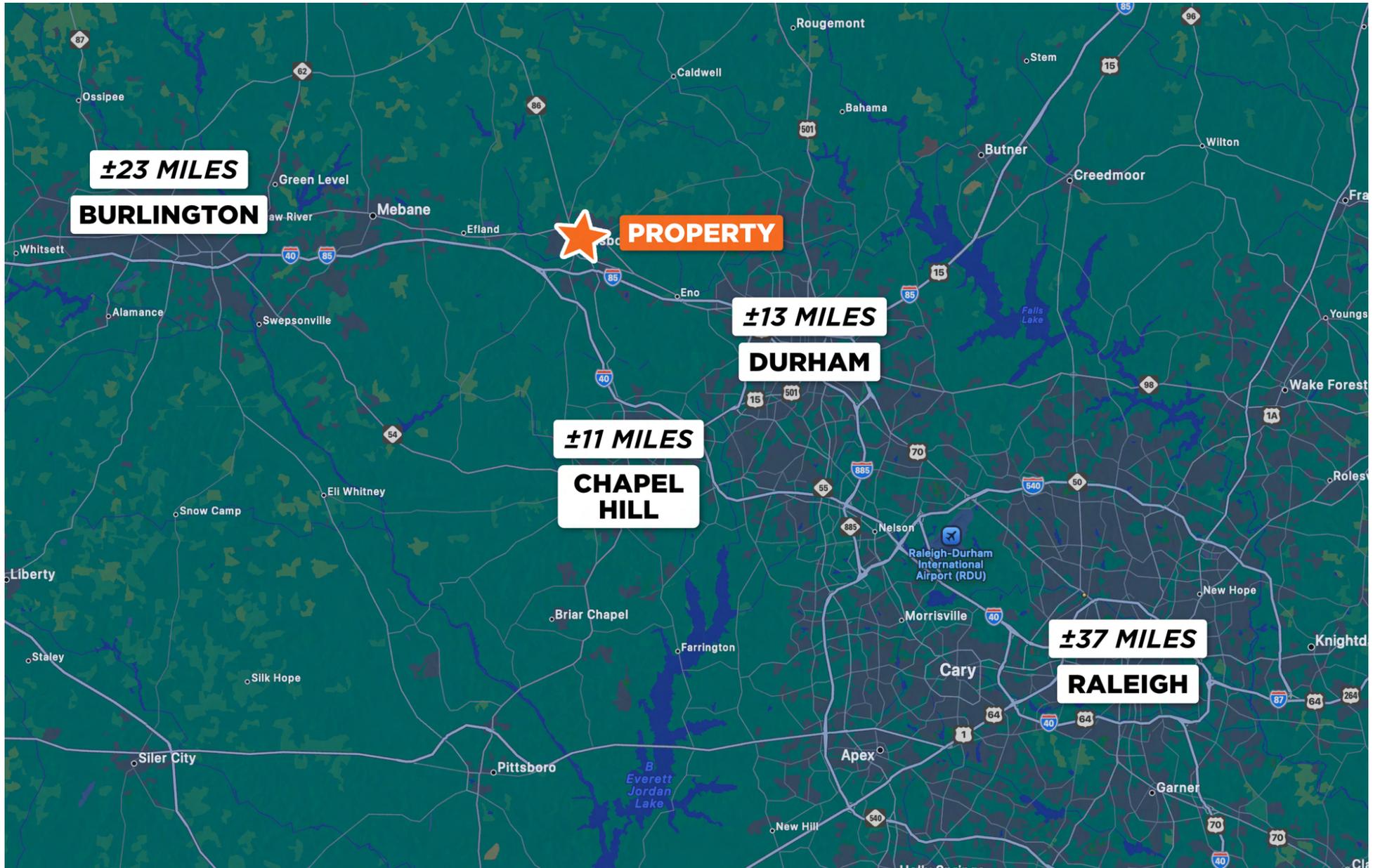
FIRST FLOOR PHOTOS



SECOND FLOOR PHOTOS



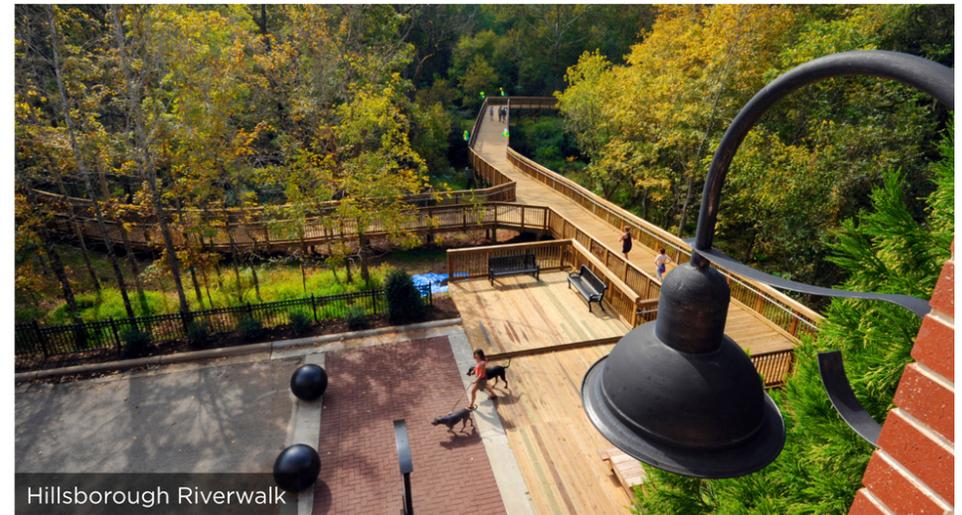
LOCATION MAP



RETAILER MAP



ABOUT HILLSBOROUGH



Authentic Historic Character: Founded in 1754, Hillsborough is one of North Carolina's oldest towns, featuring rich Colonial and Civil War history, preserved architecture, a walkable downtown, and a strong sense of place. Historic homes, landmark buildings, and carefully maintained streetscapes reinforce the Town's authenticity and timeless appeal.

Strategic Triangle Location: Convenient access to Chapel Hill, Durham, and the broader Research Triangle while maintaining a true small-town atmosphere. Hillsborough benefits from regional connectivity to major employment centers, universities, and healthcare institutions without sacrificing its distinct identity.

High Quality of Life: Scenic setting along the Eno River, access to nature trails and parks, community events, and a strong local arts and dining scene. The Town's emphasis on outdoor recreation, culture, and livability continues to attract residents seeking balance and long-term roots.

Engaged Community: Downtown serves as a social and cultural hub, supported by locally owned businesses and consistent civic investment. Active community participation, local programming, and public-private collaboration help sustain a lively and resilient downtown environment.

Limited Downtown Footprint: A compact and well-defined downtown core that reinforces the Town's authenticity and long-term desirability. Limited available space and thoughtful development controls create natural barriers to entry and support enduring demand in the area.



Local Expertise.
National Reach.

SVN | Real Estate Associates

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