



MLS #: 10053144 **Status:** ACTIVE
 140 & 148 East Street Unit#: / Lot#: 0
 Pittsboro, N 27312 (City Limits Of):
Subd: / **Nghbd:**
Possession: Close Of Escrow
Special Conditions No Special Conditions

COMMERCIAL IMPROVED

M **DOM:** 0 **LP:** \$1,350,000
CDOM: 0 **SP:**
Contingent Addendum
Contract Date
Financial Concessions
Est/Closing Date

Remarks

Discover a unique opportunity with these two well-maintained office buildings situated in the heart of picturesque Pittsboro. Positioned along the main street, these properties offer exceptional visibility and easy access for clients and employees. Each building boasts a welcoming atmosphere with modern amenities. Ideal for small businesses or professional offices looking to tap into a supportive local community. Two adjacent vacant lots are included and could be used for possible expansion. Close to Justice Center District 15B Courthouse and

Directions

Public Data, Taxes, Financing

Tax Value: **\$675,767.00** Tax Rate
 Zoning: **C-2** Inside City: **Y**
 TxMpBIPILt Oil/Gas Rights Severed?
 No

Measurements- Lot

Site Acres: **1.49** Lot Dim: **165x150x50x55x142x220**
 Approx Lot SqFt: **64,704.02** Road Frontage: **165**
 Cross Street:

General Information

For Sale	Building SqFt 4,157
For Lease	Minimum SqFt Available 4,158
Building Name	Maximum SqFt Available 4,158
New Construction No	Minimum Lease/SqFt
Est Fin Month	Max Lease/SqFt
Est Fin Year	Ceiling Height
Year Built 1920	Number of Rentals
Traffic Count 10,000	Total Parking 15
Number of Buildings 2	# of Drive-in Doors
Number of Stories 2	Number of Docks

Vacancy Rate
Gross Scheduled Income
Other Income
Effect Income
Gross Operating Income
Operating Expense
Annual Net Oper. Income

Features

Construction Block	Heating Gas	Short Sale No
Documents Available Aerial Photo, Floor Plan, Survey	Roof Metal	Terms Cash, Conventional
Foundation Description Basement	Sale/Lease Includes Bldg(s), Land	
	Secondary Type Office	