



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



OFFICE BUILDING FOR SALE

LEGION RD 6.97 ACRES - OFFICE, FLEX, & LAND
3620 Legion Rd, Hope Mills, NC 28348

for more information

NEIL GRANT

Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com

RISHI SHAH, CCIM

Broker
O: 910.829.1617 x204
C: 910.977.1596
rishi@grantmurrayre.com



OFFERING SUMMARY

| | |
|-----------------------|------------------|
| Sale Price: | \$1,299,000 |
| Lot Size: | 6.97 Acres |
| Year Built: | 1998 |
| Building Size: | 13,504 |
| Zoning: | CP - |
| Market: | Fayetteville MSA |
| Submarket: | Hope Mills MSA |
| Price / SF: | \$96.19 |

PROPERTY OVERVIEW

3620 Legion Rd is a 6.97 acre site that is an investor's dream. The site consists of two buildings, approx. 2.66 acres to develop in the back portion, and an additional 0.76 acres that can be sold or developed as an outparcel. This opportunity is located near the growing town of Hope Mills less than a mile from the new WalMart Neighborhood Market. The property falls under the jurisdiction of the county and is zoned CP, allowing for a wide variety of commercial uses and the ability for an investor to get creative.

The office building is a two-story Class A facility with an elevator. The first floor consists of ten offices, a conference room, kitchen/breakroom, two ADA bathrooms, various closets, and an amazing common lobby space with marble floors. The upstairs consists of ten offices, a full bath, ADA bathrooms, and a peaceful balcony overlooking Legion Rd. Most of the building is currently leased to various tenants on short-term leases. The warehouse in back is currently being occupied by two separate tenants. Each space has a drive-in door that is about 14' high by 18' wide.

The back lot is undeveloped and would be perfect as a mini-storage or further industrial flex park use. There is an approximately 0.76 acre corner that can be subdivided off for development of a convenience store, fast food, retail, or any other use with excellent frontage and visibility along Legion Rd.

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ADDITIONAL PHOTOS



for more information

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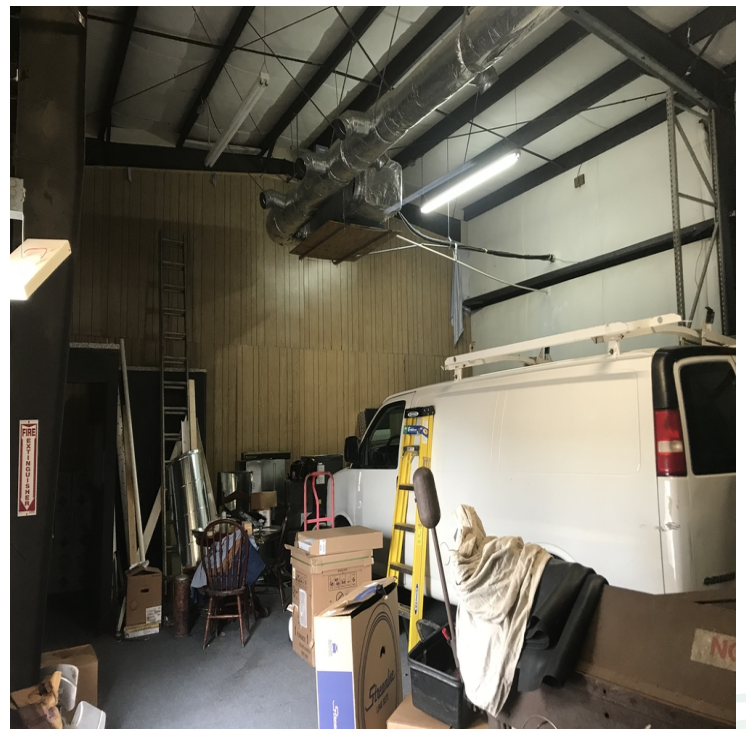
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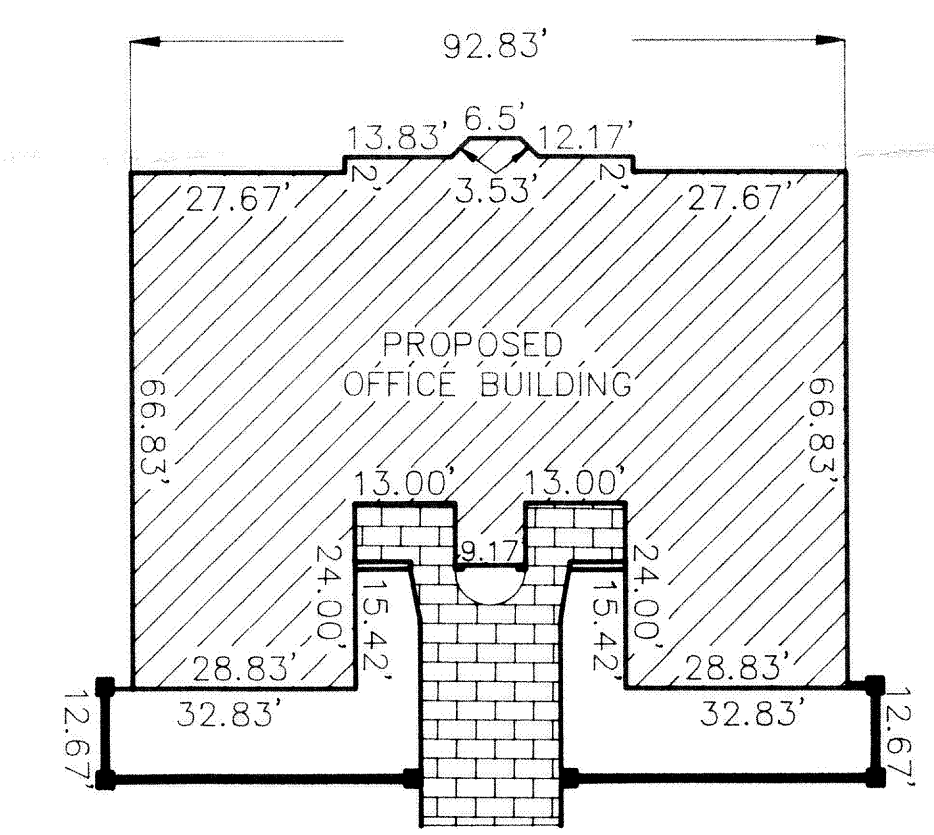
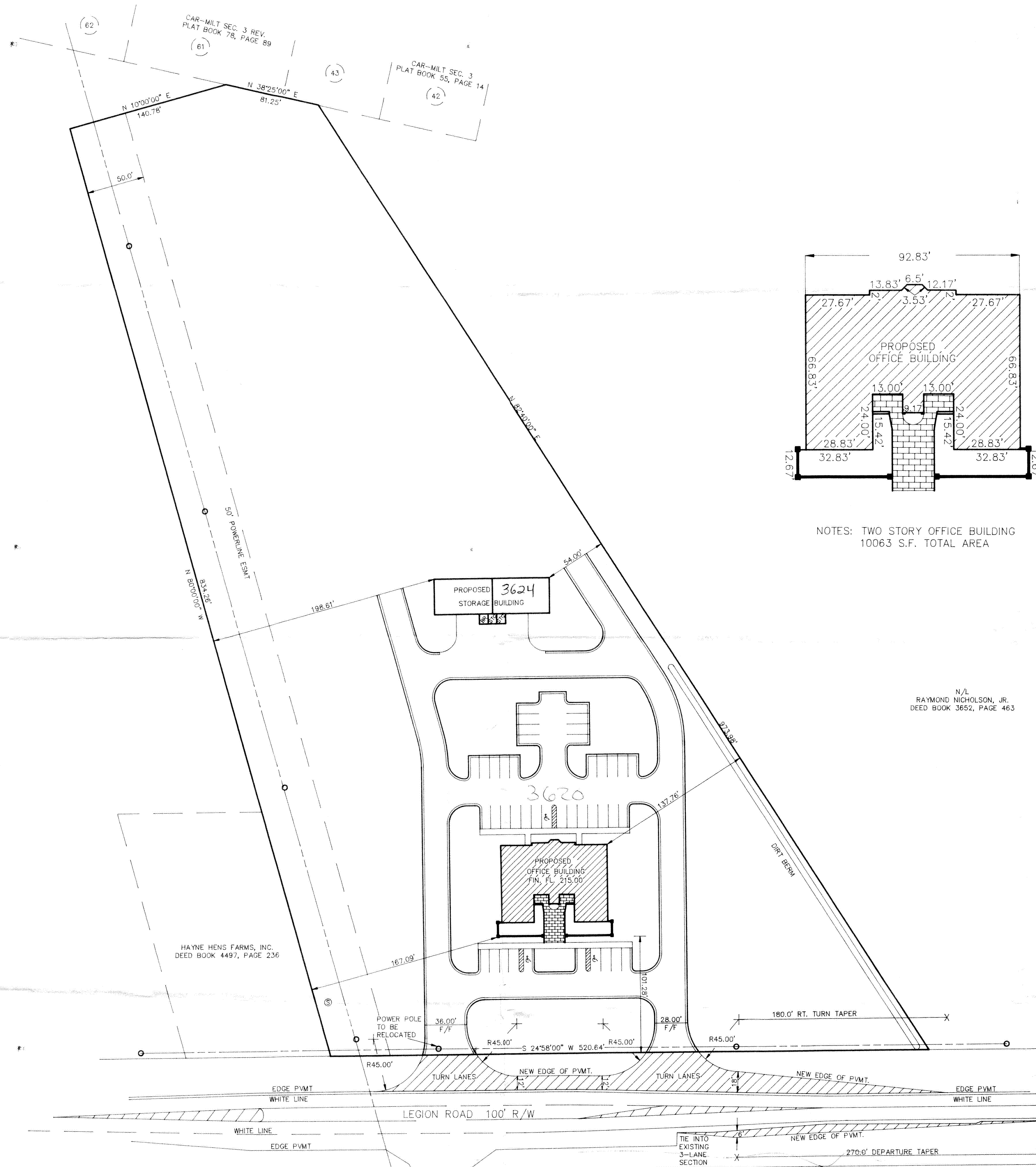
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NOTES: TWO STORY OFFICE BUILDING
10063 S.F. TOTAL AREA

DB. 4760, PG. 291
NOV. 21, 1997

CASE NUMBER 98-12
 SUBDIVISION NAME Sigma Construction
 APPROVED STREET NAME Legion Rd
 PARCEL IDENTIFICATION NUMBER 0425-22-6126
 MAP (SHEET) NUMBER 0425(18)
 STATE ROAD NUMBER 0051
 TAX DISTRICT NUMBER _____
 LOW ADDRESS RANGE _____
 HIGH ADDRESS RANGE _____



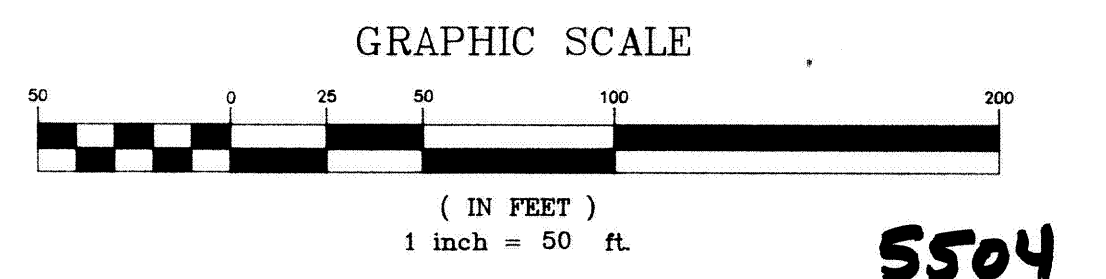
REVISION
 CASE # 98-12
 MAR 20 1998
 ADDRESSING
 PRELIMINARY
 SITE PLAN

SIGMA CONSTRUCTION

REFERENCE
 DEED BOOK 4760, PAGE 291

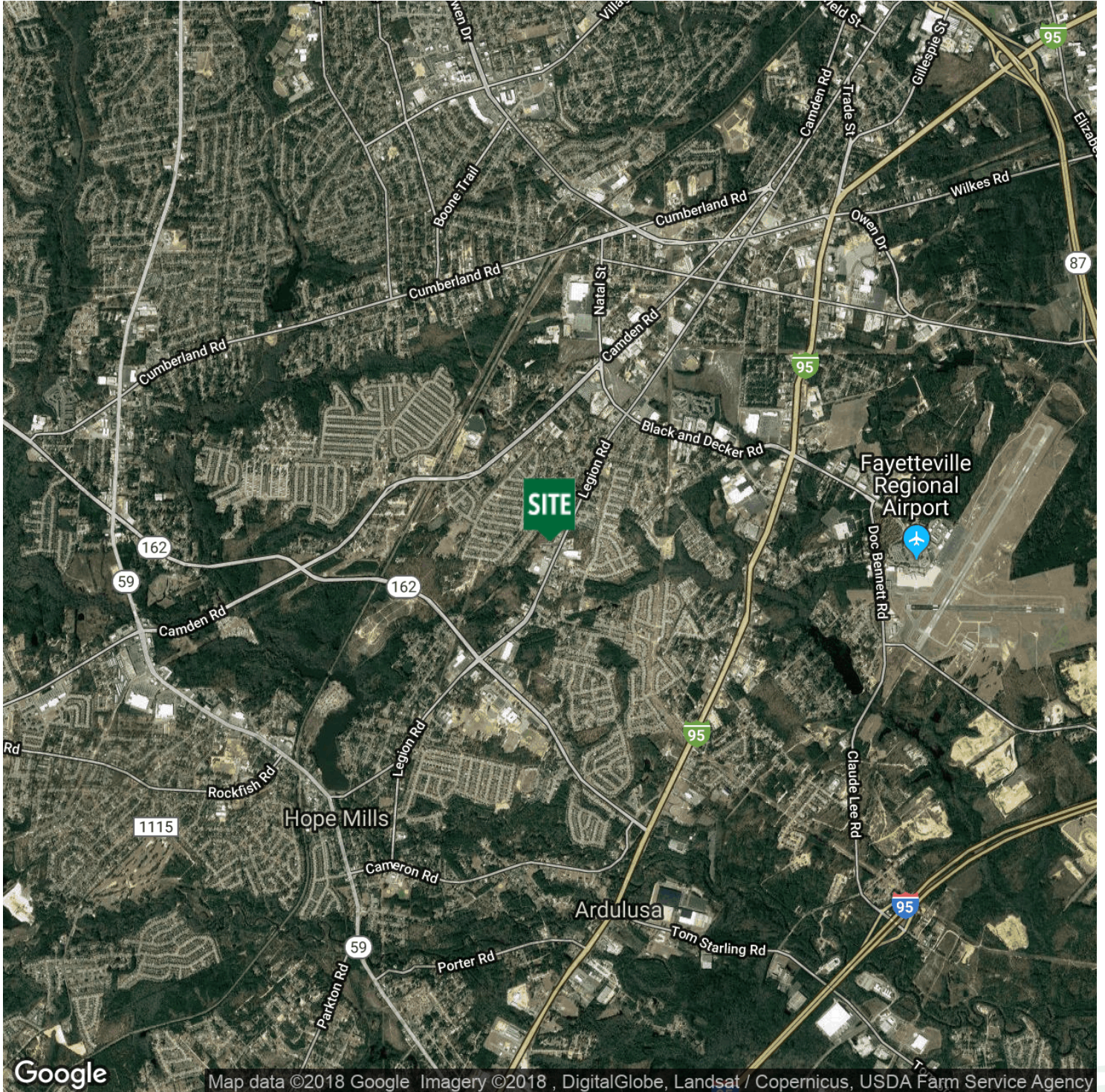
NEAR HOPE MILLS
 CUMBERLAND COUNTY
 DWG. NO. SIGMA-1
 JOHN M. IVEY

NORTH CAROLINA
 PEARCES MILL TOWNSHIP
 JANUARY 1998
 RLS. L-1468



NOTES:
 ADDRESS: 3115 LEGION ROAD
 ZONE: C-P
 P.I.N.: 0425 (18)-22-6126
 ACRES: 7.0
 PARKING SPACES 42 INCLUDING 2 HANDICAPS

JOHN M. IVEY : LAND USE PLANNING & SURVEYING
 3428 N. MAIN STREET, P.O. BOX 449
 HOPE MILLS, N.C. 28348
 PHONE: (910) 425-4882



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