

16,500 SF+ OFFICE/RETAIL FOR SALE

208 Hay St

Fayetteville, NC 28301



for more information

COREY CROEGAERT

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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW

Sale Price:	\$2,310,000
Appraised in 2021:	\$2.4 Million
Building Size:	16,500+ SF
Renovated w/ Roof Replacement:	2018
Ceiling Height:	20Ft
Zoning:	DT
Price / SF:	\$140
Stories	2

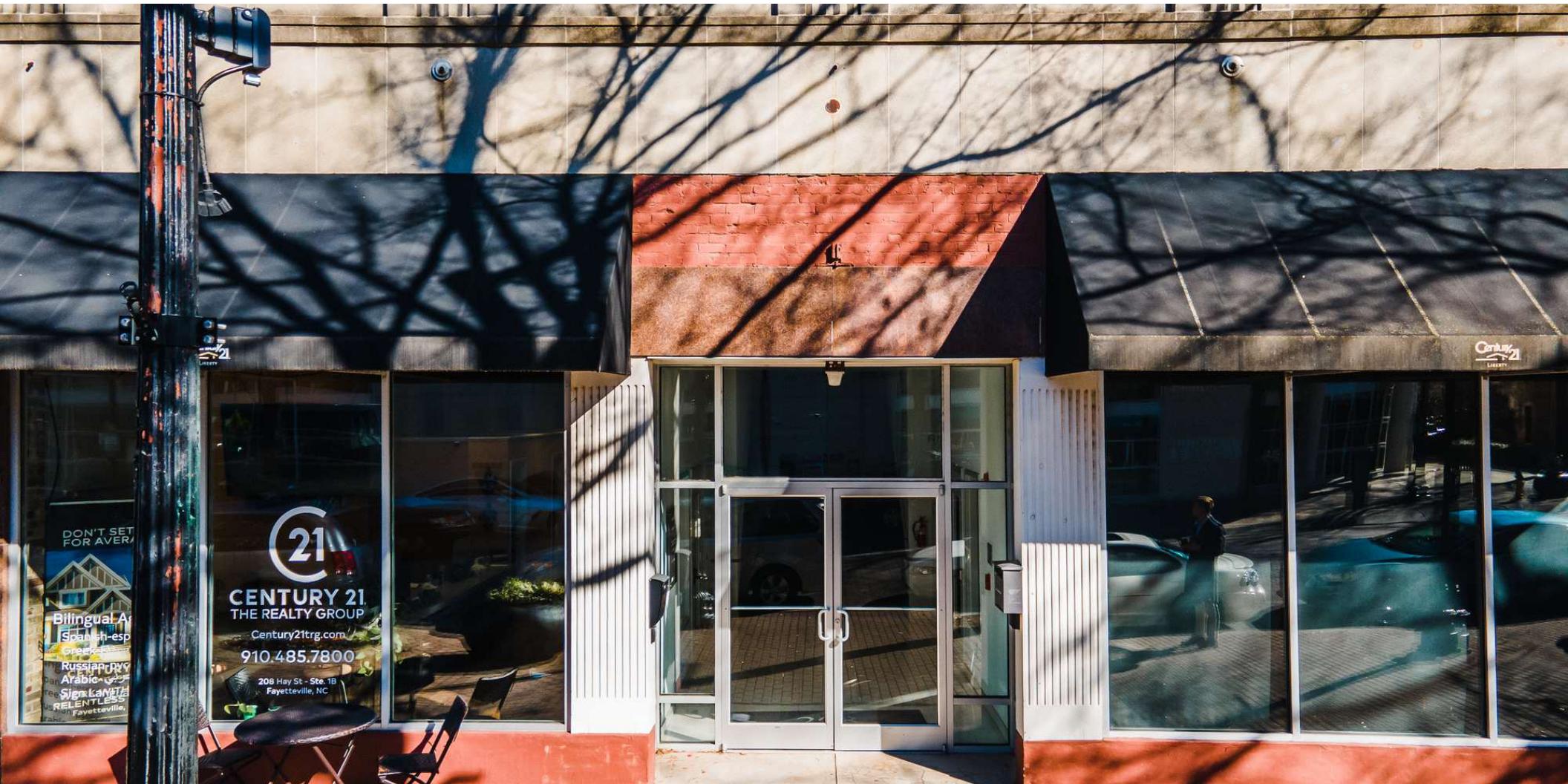
property description

This Two- Story, exceptional office space, appraised at \$2.4 million in 2021, offers over 16,500+ square feet of beautifully remodeled interiors, blending modern design with functionality. Fully renovated in 2018, including a roof replacement, the property boasts a soaring 20-foot ceiling height and an open, adaptable floor plan designed to accommodate a wide variety of uses as well as making it easily sub-dividable. Each office or suite is equipped with secure access codes for added privacy and flexibility, making it ideal for multi-tenant arrangements or businesses requiring heightened security. The property's thoughtful layout ensures seamless adaptability for professional offices, co-working spaces, creative studios, or boutique retail concepts. Impeccably maintained and move-in ready, this space delivers an unmatched opportunity for businesses seeking a dynamic, contemporary setting.

Located in the heart of downtown Fayetteville, this property benefits from high visibility and steady foot traffic driven by a vibrant mix of nearby shops, restaurants, and entertainment venues. The area thrives as a cultural and commercial hub, regularly hosting community events that draw significant crowds and create consistent opportunities for business exposure.

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DOWNTOWN FAYETTEVILLE



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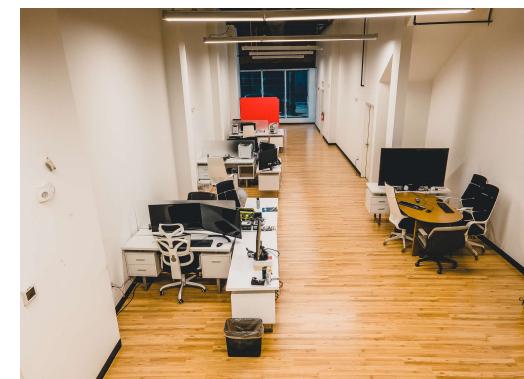
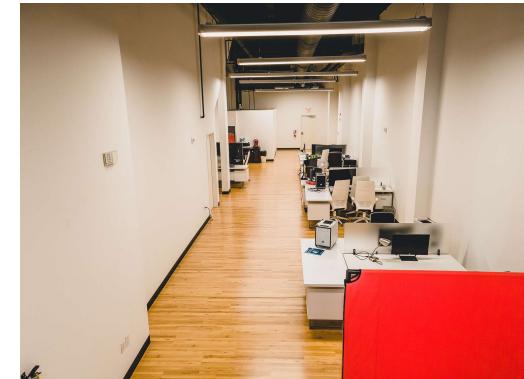
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ADDITIONAL PHOTOS



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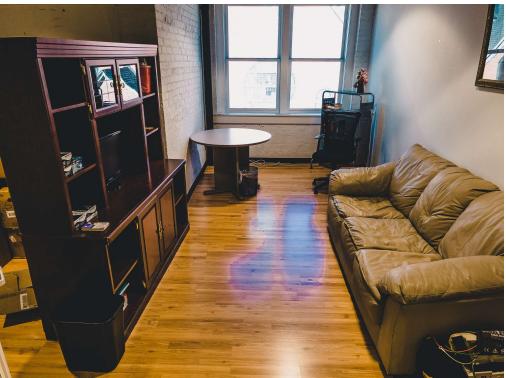
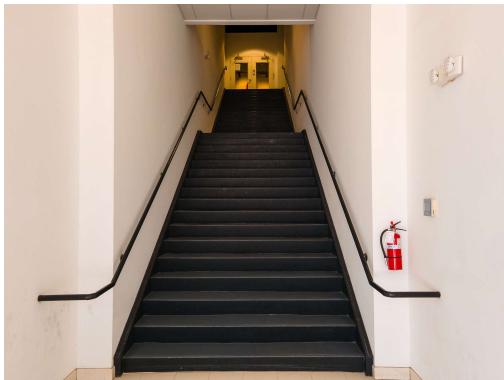
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208 HAY ST,
FAYETTEVILLE NC



Why Downtown Fayetteville?

LOCATED AT 208 HAY STREET IN THE VIBRANT HEART OF DOWNTOWN FAYETTEVILLE, NC, THIS PREMIER ADDRESS OFFERS UNPARALLELED ACCESS TO THE CITY'S MOST DYNAMIC ATTRACTIONS AND BUSTLING CUSTOMER TRAFFIC. JUST STEPS AWAY WILL BE THE HIGHLY ANTICIPATED CROWN EVENTS CENTER, EXPECTED TO HOLD FREQUENT EVENTS WITH A CAPACITY OF 3,000 PEOPLE. THIS CULTURAL HUB WILL BE DRAWING YEAR-ROUND VISITORS FOR PERFORMANCES, GALLERIES, AND SPECIAL EVENTS. THE NEARBY COURTHOUSE ALSO ENSURES A STEADY STREAM OF PROFESSIONALS AND VISITORS DURING THE WORKWEEK, WHILE THE THRIVING DOWNTOWN AREA IS HOME TO AN ARRAY OF POPULAR RESTAURANTS, BOUTIQUE SHOPS, AND LOCALLY LOVED BUSINESSES, CREATING A LIVELY DESTINATION FOR DINING, SHOPPING, AND ENTERTAINMENT. WHETHER YOU'RE ENVISIONING A RETAIL SPACE, OFFICE, RESTAURANT OR CAFÉ, YOU DO NOT WANT TO MISS THIS OPPORTUNITY!

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
C	Century 21	2,949 SF	17.87%	-	-	\$30,000	Dec 1, 2023	Nov 30, 2025
-	Owner	13,551 SF	82.13%	-	-	-	-	-

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2021 APPRAISAL

May 28, 2021

Dogwood State Bank
5401 Six Forks Road
Raleigh, NC 27609

Re: Appraisal of the Advanced Computer Building, a Commercial Building Located at 208 Hay Street, Fayetteville, Cumberland County, North Carolina 28301. Project No. 35190-000414.

To Whom It May Concern::

In accordance with your engagement letter, we have conducted an appraisal of the above-referenced property. We have examined the subject property within its neighborhood and have analyzed the market for similar properties in the primary market and the surrounding region.

The subject is a 0.190-acre (8,276 SF) site located on the north side of Hay Street, approximately 50 feet west of Anderson Street in Fayetteville, North Carolina. The site is improved with a street commercial building constructed in 1900 and renovated in 2009 with a gross building area of 16,547 square feet and net leasable area of 16,547 square feet. The building is primarily owner-occupied with 2,000 square feet leased on the first floor to a third party tenant and the remaining space occupied by the owner.

We have been asked to provide a Market Value estimate of the fee simple interest in the subject property "As Is." Subject to the assumptions, hypothetical and limiting conditions as specifically detailed herein, we estimate the Market Value as shown below.

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple	May 19, 2021	\$ 2,400,000

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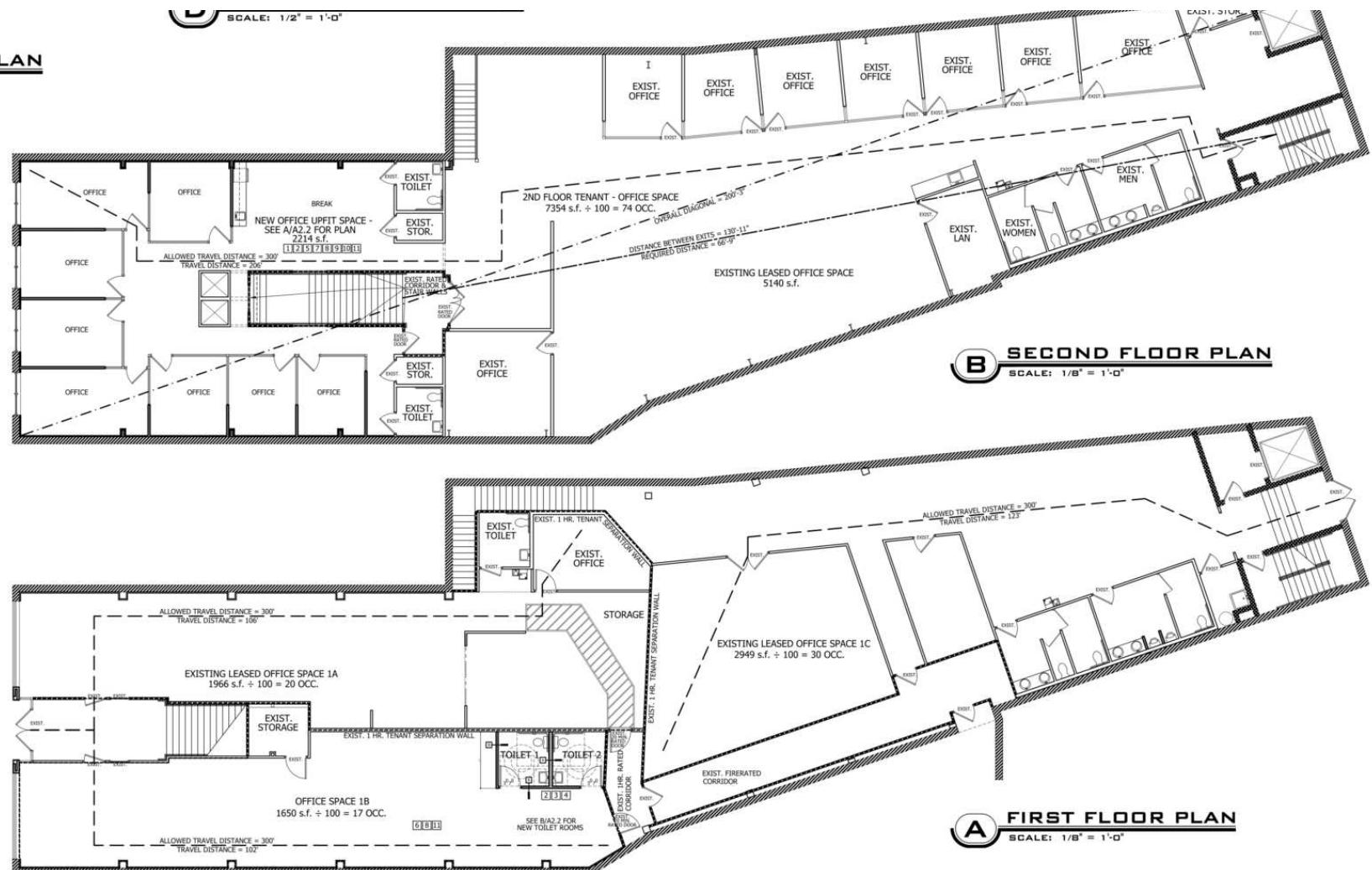


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DOOR CLEARANCE
C ENLARGED BATHROOM PLAN
SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"

2018 RENOVATED FLOOR PLAN



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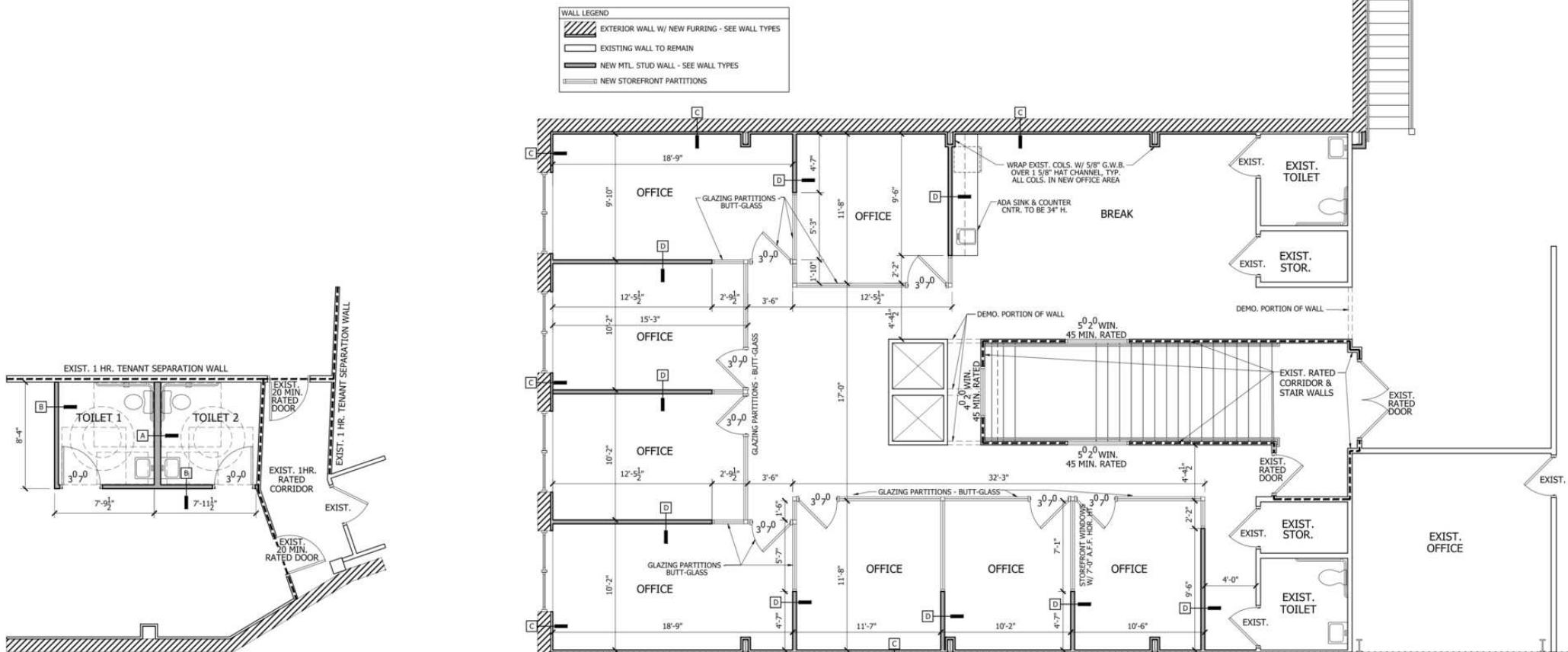


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Map
data

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