



FOR SALE

5600 DURHAM ROAD

ROXBORO, NC 27574

BRIAN FABRICATORE, GRI
919.287.3214 | brian.fabricatore@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±2,100 SF + 1,577 Unfinished Basement
LOT SIZE:	±0.83 Acres
ZONING:	B-1
SALE PRICE:	\$429,000

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for sale **5600 Durham Road in Roxboro, NC**. The building (±2,100 SF) **features a fully heated and air conditioned unfinished basement (±1,577 SF) with a separate entrance**. Located in Roxboro (Person County), the property sits just minutes from Durham County and Uptown Roxboro (±6 miles) and is a **prime opportunity for a business looking to engage with a growing community with a small-town feel**.

PROPERTY HIGHLIGHTS

- New roof installed in July 2021
- Interior recently painted, remodeled bathrooms with new fixtures, new LVT flooring, two rock fireplaces
- Fully remodeled kitchen with marble counter tops and new appliances
- Great visibility on US-501/Durham Road (±17,700 VPD)

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS



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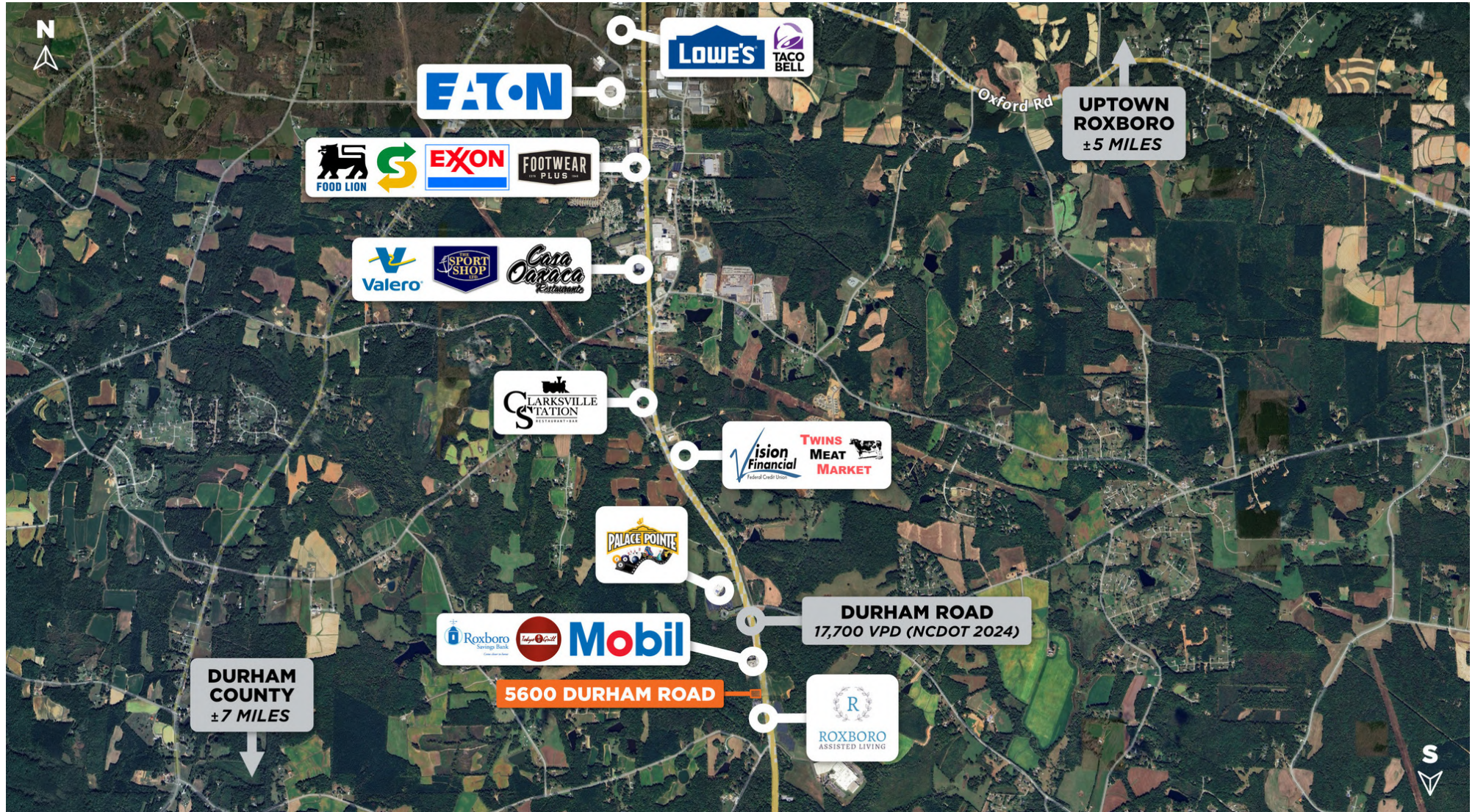
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RETAILER & TRAFFIC COUNTS MAP



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ADVISOR BIO



BRIAN FABRICATORE, GRI

Advisor

brian.fabricatore@svn.com

Direct: **919.287.3214** | Cell: **919.323.1689**

PROFESSIONAL BACKGROUND

Brian brings many years of experience in business brokerage and commercial real estate to SVN | REA, where he primarily focuses on the retail sector. Being a past business and commercial property owner himself with decades of hands-on experience, including restaurant ownership, retail management, and commercial real estate sales and leasing, Brian knows and understands the needs, challenges, and concerns of the business or property owner. This background gives him a unique advantage to navigate through all stages of the selling process.

Selling, buying, or leasing a property is often the most important financial event in an owner's life, which is why you need an experienced broker you can trust. Brian will assist you every step of the way - from listing to closing - with exceptional integrity and professionalism and looks forward to helping you achieve your goals.

EDUCATION

- Licensed Real Estate Broker, North Carolina
- Graduate Real Estate Institute, GRI

MEMBERSHIPS

- Member, Triangle Commercial Association of REALTORS®
- Member, North Carolina Association of REALTORS®
- Member, National Association of REALTORS®
- Past Volunteer, Meals on Wheels, Durham, NC
- Past Treasurer, Italian American Business and Professional Society, Richmond, VA

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