

FOR SALE

**6205 Raeford Road
Fayetteville, NC 28304**

Franklin
Commercial Real Estate
Johnson



±7,152 SF OFFICE BUILDING FOR SALE ON RAEFORD ROAD

Offering Summary

Sale Price: \$1,625,000
Size: ±7,152 SF 0.92 AC
Zoned: LC—Limited Commercial
Frontage: ±235 Feet on Raeford Road
Traffic Count: 46,000 VPD (NCDOT)

Property Description

This office building is located on the heavily traveled Raeford Road with easy in and out access. The building consists of a basement level and first floor. The first floor is approximately 5,152+/- Sq. Ft and basement level 2,000+/- Sq. Ft. The office building is made up of 21 offices, 2 conference rooms, 2 restrooms and a kitchen/ break room. Ample parking, which includes 40 spaces, is just one of the many great features to this property.



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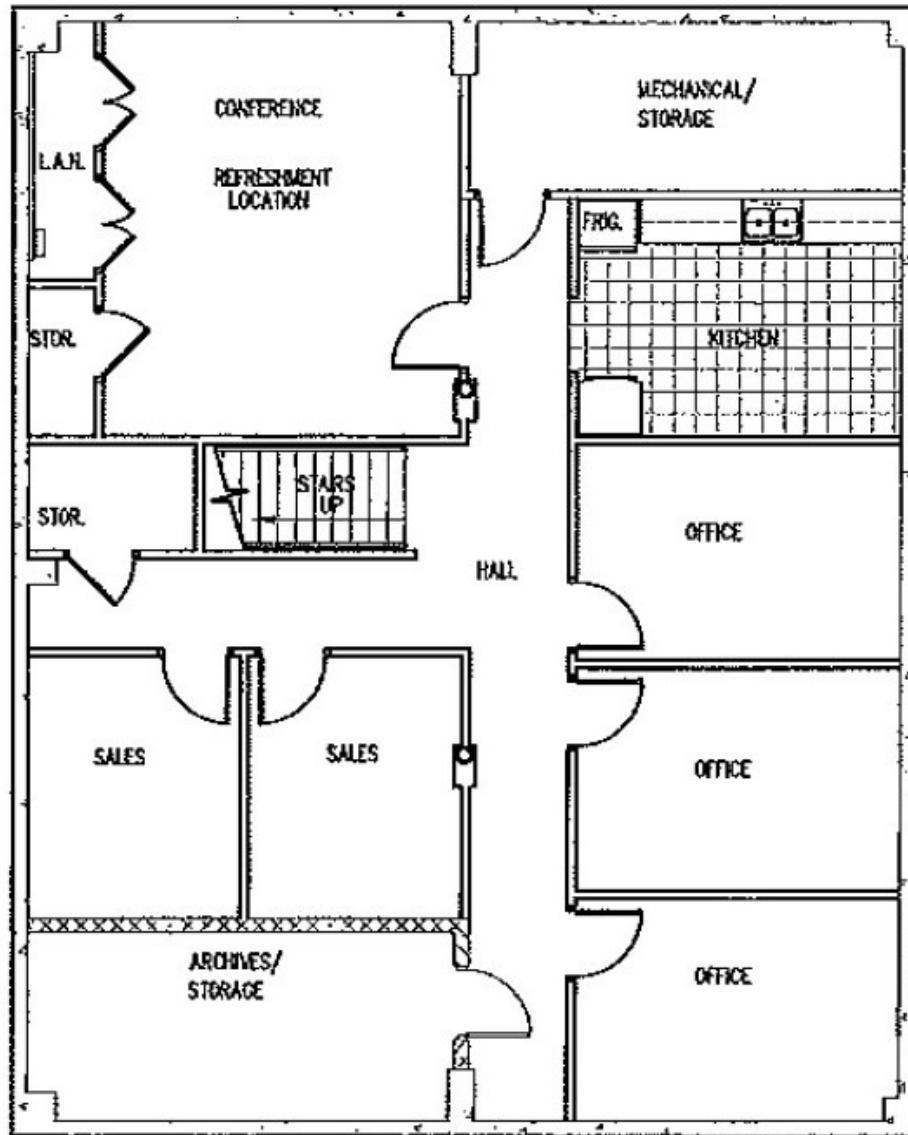
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BASEMENT FLOOR PLAN - ±2,000 SF



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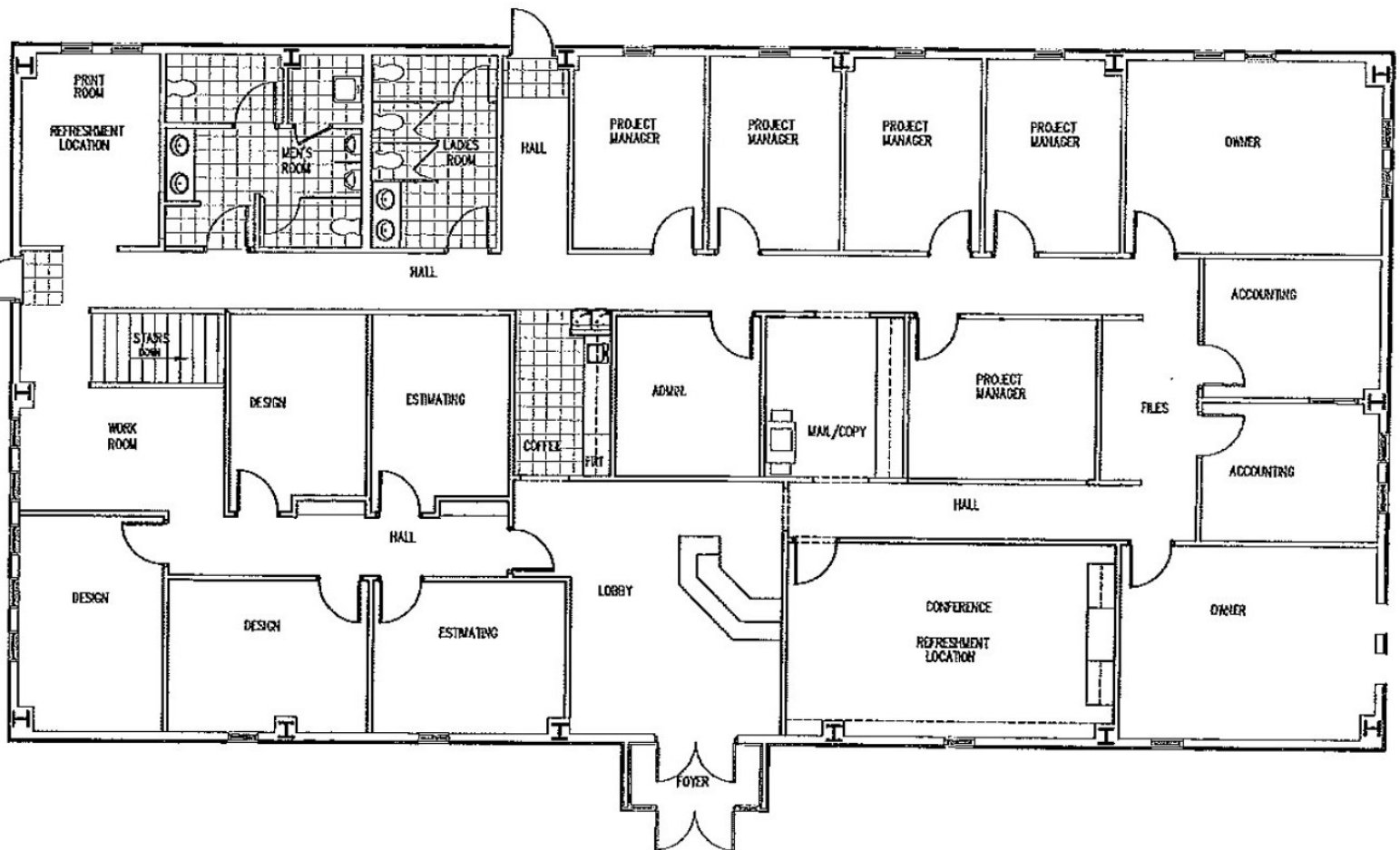
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FIRST FLOOR PLAN - ±5,152 SF



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