

# NEW LISTING

1002 E MAIN STREET, CLAYTON  
3,008 SQFT | OFFERED AT \$1,085,000



**Unleash the Possibilities!** This light-filled, stand-alone office condo with developable land offers a rare opportunity for owner-occupiers with vision. Over 3,000sqft of premium office space is ideally located just half a mile from Clayton's thriving downtown and directly adjacent to a major highway, offering exceptional visibility behind the prominent Town of Clayton sign. Recently renovated and move-in ready, the space features multiple private offices, a large central work area, three restrooms, fresh LVP flooring, a welcoming reception and lobby, and three exam rooms. The layout includes a surgical suite, X-ray room, nine exterior dog runs, and a new 2017 roof. Currently operating as a veterinary clinic, this versatile space can be reimagined as a medical office, counseling practice, co-working hub, or even a co-warehousing concept. This parcel has room to grow with .15 pad-ready acreage that can support a 4-5,000sqft building. With its bold curb appeal, flexible floor plan, and strategic location in a high-growth community, this property invites both vision and opportunity.

## PROPERTY FEATURES

Prominently situated on Main St just off the corner of Clayton Blvd (US-70)

Half mile from downtown Clayton with nearby restaurants & shopping

CRM - Corridor Commercial zoning provides for a variety of uses (see local UDO)

No Association dues



**Peter Milner** TRIANGLE COMMERCIAL REAL ESTATE  
919.793.3732 | [peter@trianglecre.com](mailto:peter@trianglecre.com) | [trianglecre.com](http://trianglecre.com)