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300 Guthrie St, Graham,
NC 27217



COMMERCIAL REAL ESTATE FOR SALE

300 GUTHRIE ST GRAHAM NC

PROPERTY

- 12,740 SF
- 0.78 Acres
- 1 Story
- 3 Warehouse rooms
- Zoned I-1 (Light Industrial)

SUMMARY

The building includes multiple warehouses on $\frac{3}{4}$ acre of land. Brick/mortar construction with metal roofing. It has an established supply of electricity by a transformer that belongs to the property. The building has multiple entry ways including garage door access to a warehouse. The lot has enough driveway space to park many vehicles including larger vehicles.

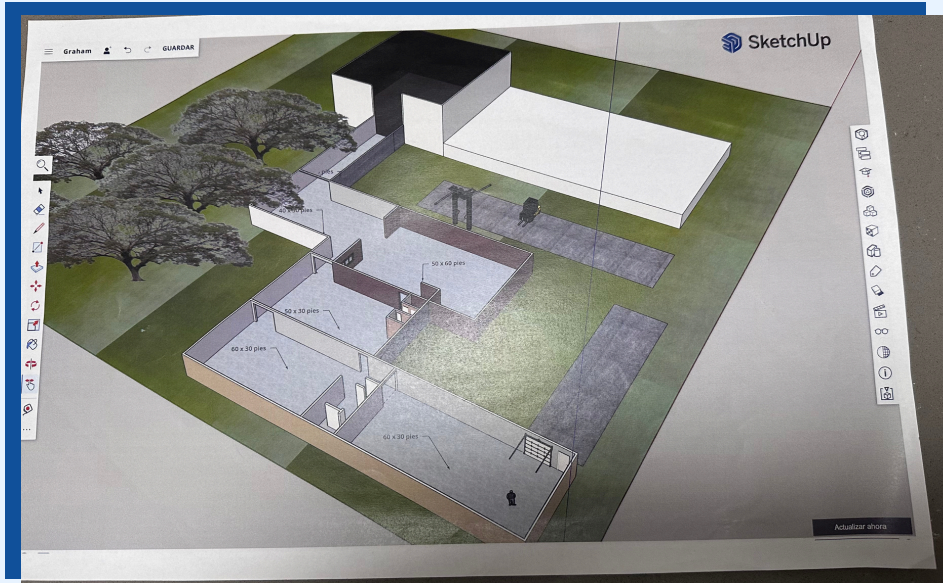
OPPORTUNITY

Over 12,000 SF of floor space and using 3 separate warehouse rooms that are all connected to each other as a single building. makes this is a great opportunity to distribute, store, manufacture industrial materials and supplies or use it for other industrial related services. Graham has seen a steady rise in retail and industrial businesses. Take advantage of this growth while being in the center of downtown and located beside the I-40/85 corridor for the best customer traffic and highway access to other cities such as Durham, Raleigh, Chapel Hill, and Greensboro.



UNDER RENOVATION!

3D MODEL SKETCH PHOTO



RENOVATION FEATURES

- Concrete slabbing
- Wall Repair
- Roof repair

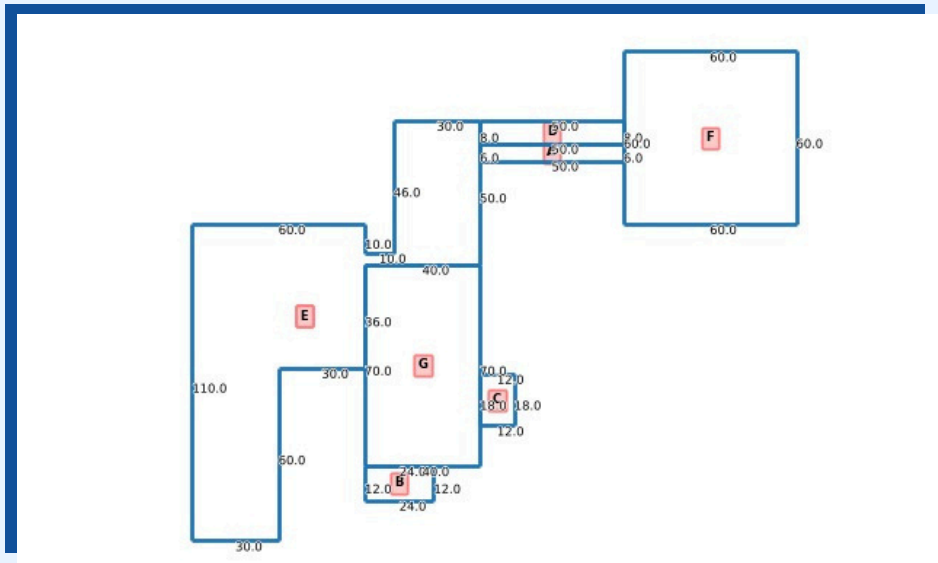
ASKING PRICE

Our asking price is \$550,000

Acceptable form of purchase are cash or business loans

Property has been vacant and there are no current lease or active tenants.

BUILDING SQUARE FT MAP



Questions? Let us know!

WE WILL BE HAPPY TO TALK ABOUT THIS PROPERTY AND WHAT OPPORTUNITIES YOU CAN ACHIEVE

