



# 305 Trollinger Street Burlington, NC

- 2300 sq foot commercial building zoned NB
- 3 Phase power, CAT generator, updated power and panels
- 5 Year old TPO roof (\$30,000)
- 5 Year old, 5 ton gas pack (\$10,000)
- New exterior store front glass & doors
- Currently rented with established tenant with 1 year left on lease
- Lease is currently \$12,000 increases to \$14,400 in Aug. 2026
- 4 dedicated parking spaces in back

