



WALDROP PROPERTIES, LLC

Commercial Real Estate Solutions

- Offering Price: \$1,900,000
- Acreage: Approximately 1.11 Acres
- Site Plan: See Below/Attached
- Aerial: See Below/Attached
- Current Zoning: R-8, Existing Use Non-Conforming
- Current Use: Auto Body Shop
- Future Land Use: Village Commercial-Beaufort
- Possible Future Zoning: B-1, Commercial On Ground Floor With Residential On Upper Floors
- Jurisdiction: Property Is Currently In The ETJ For Beaufort
- Annexation To Beaufort Likely Required For Redevelopment
- Parcel Numbers: 731505182452000 & 731505183348000
- Height Restrictions: 40 Feet
- Flood Zone: Property Not Currently In A Flood Zone
- Water & Sewer: Annexation To Beaufort Required To Access Water & Sewer
- Location: Within Walking Distance Of NC Wildlife Beaufort Boat Access, The Boathouse Marina, And The Beaufort Hotel & 34 Degrees North Restaurant
- Approximately 2 Miles To Historic Downtown Beaufort Waterfront

3700 Computer Dr., Suite 240
Raleigh, NC 27609
Office: 919-645-1605
Fax: 919-645-1606
www.waldropproperties.com

For Sale

+/- 1.11 Acres Redevelopment Opportunity

2335 & 2339 Lennoxville Road, Beaufort, North Carolina



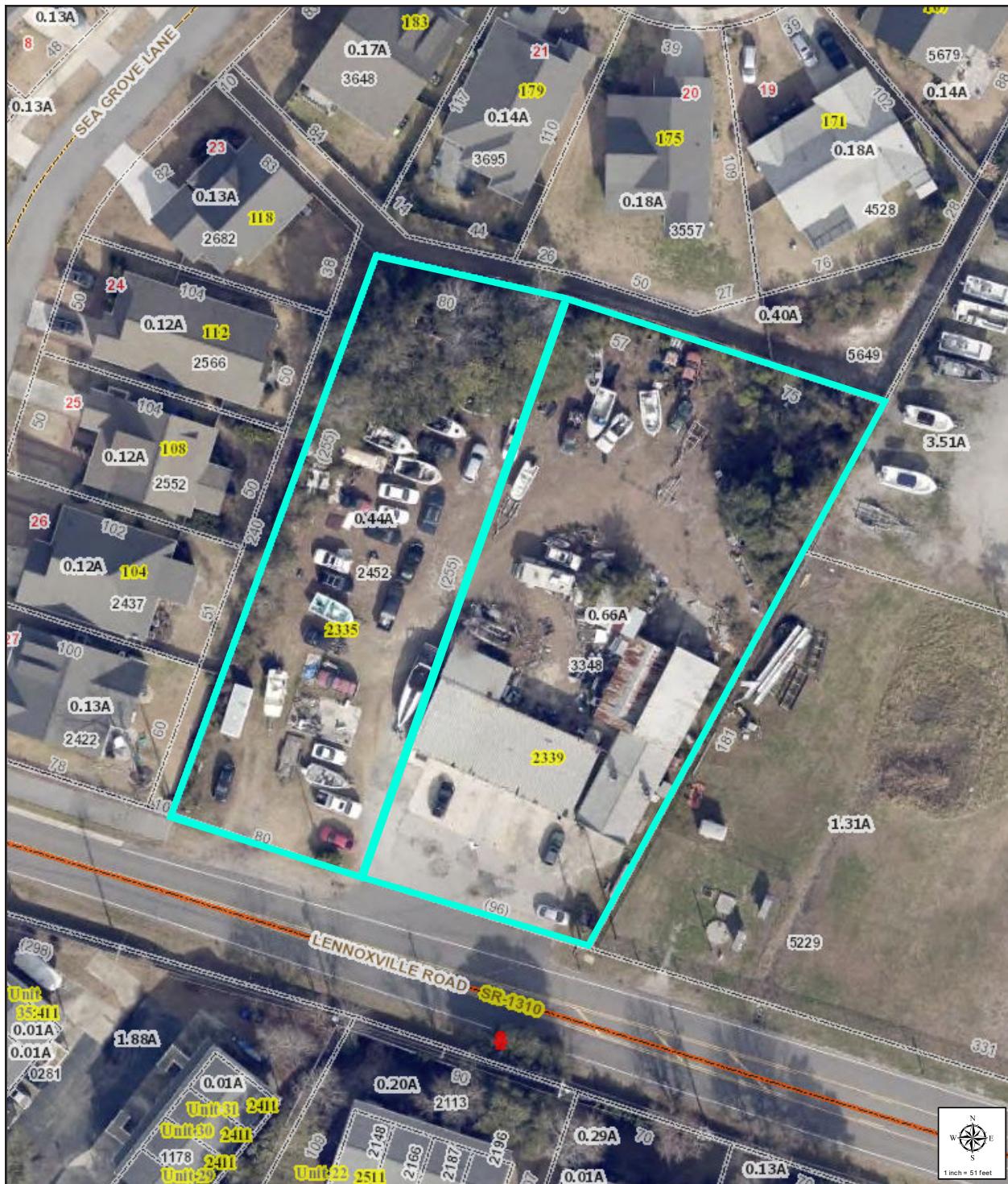
for more information contact

Michael Waldrop at 919-645-1605
michael@wp-cre.com

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Site Plan

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Aerial

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