



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

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

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective buyers should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

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

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Site Plan

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