

MLS #: C154298A (Active)

List Price: \$1,150,000

89 Sycamore Street MURPHY, NC 28906



Present Use: Business Service,
Commercial, Industrial, Manufacturing,
Office, Retail, Warehouse, Wholesale

Possible Use: Automotive, Business
Service, Franchise, Industrial,
Manufacturing, Office, Professional
Service, Restaurant, Retail, Warehouse,
Wholesale, Other

Parking/Capacity: 21 or More Spaces

Apx SqFt: 14,400

Year Built: 2007

Condition: Good

Unit #:

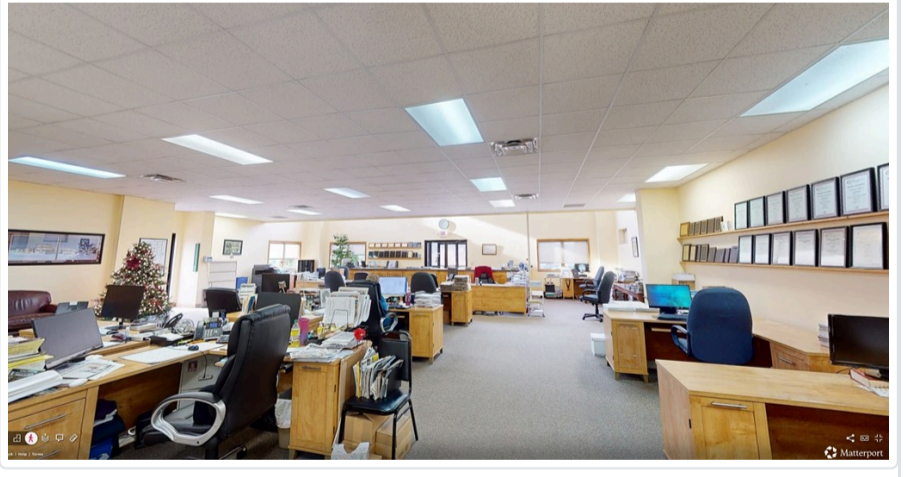
Area: Murphy

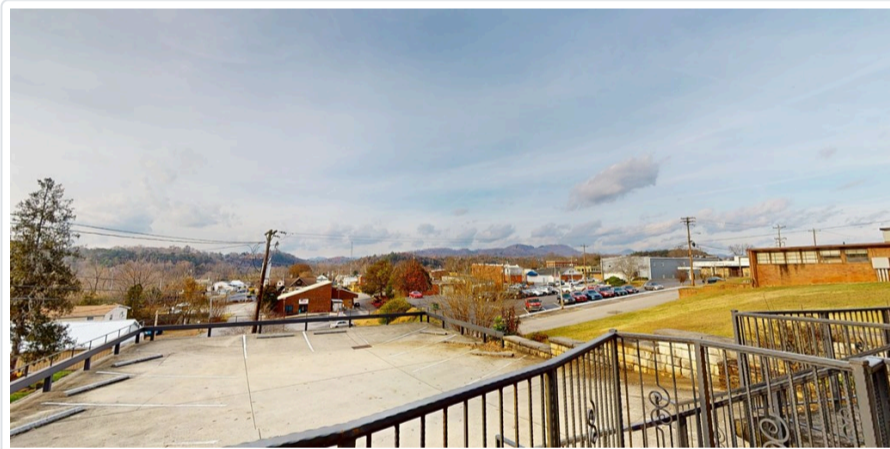
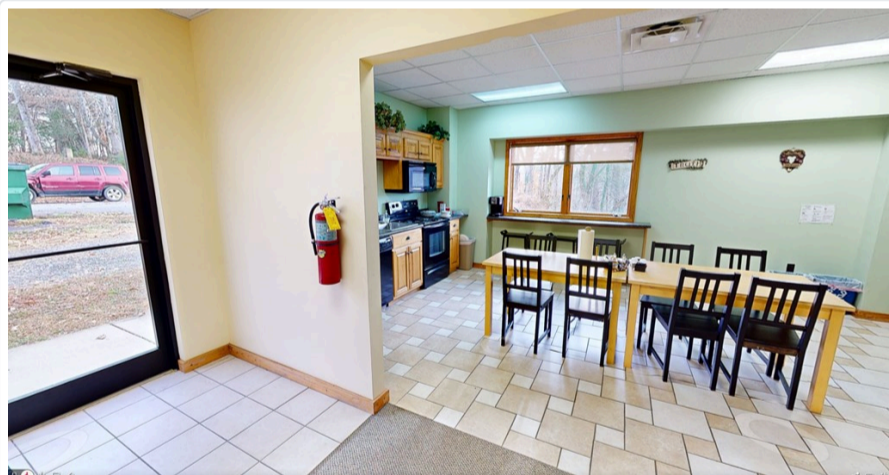
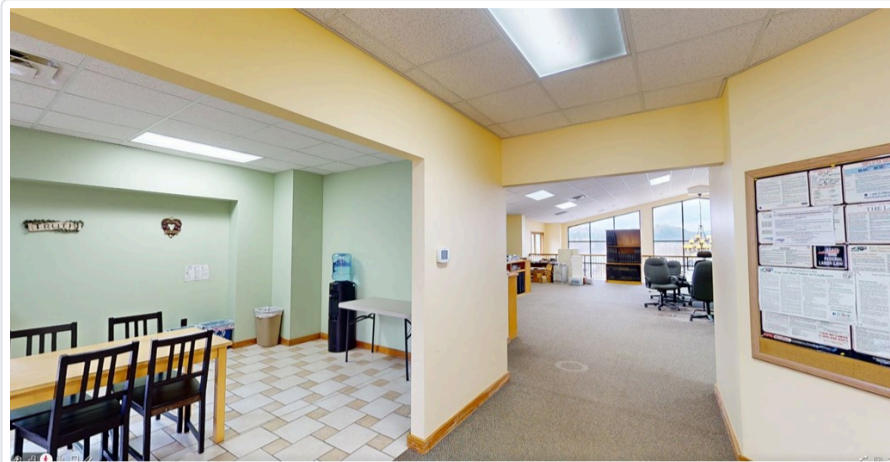
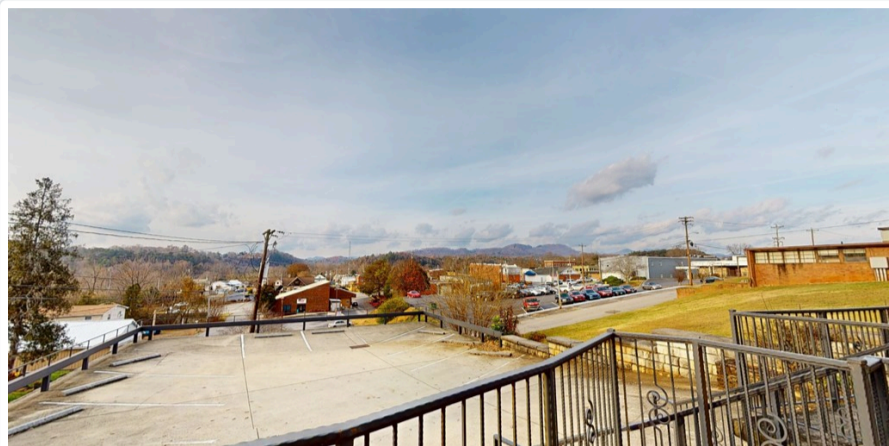
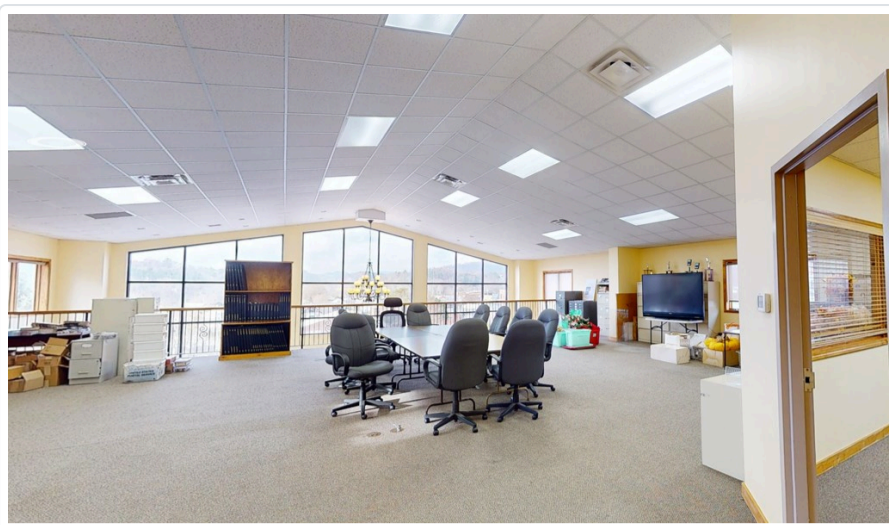
Subdivision: na

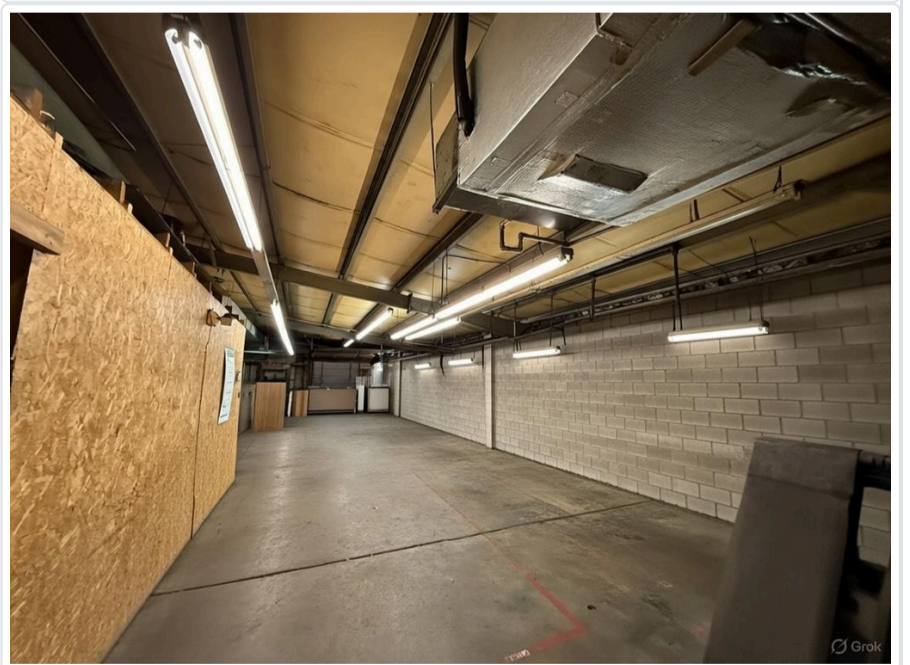
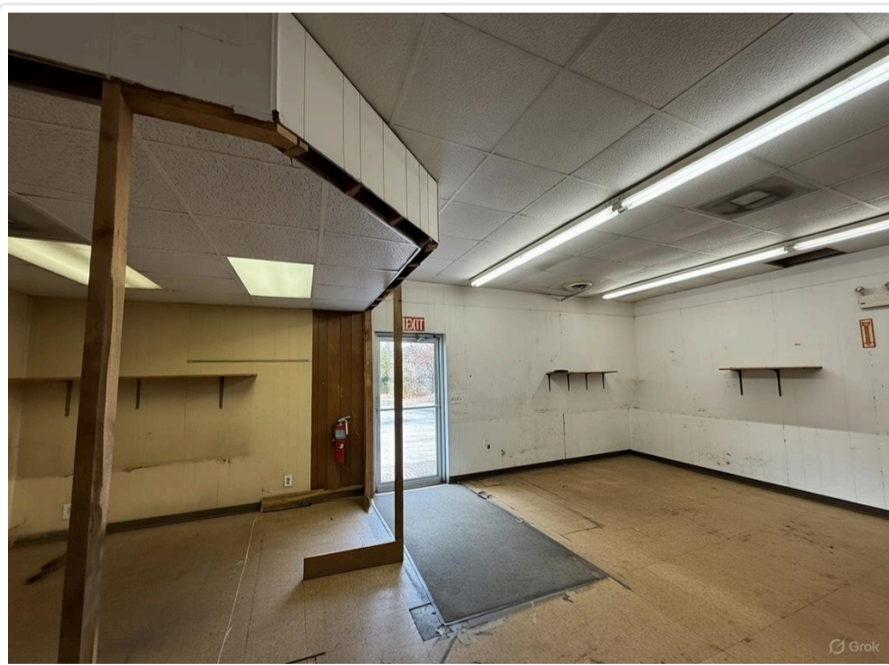
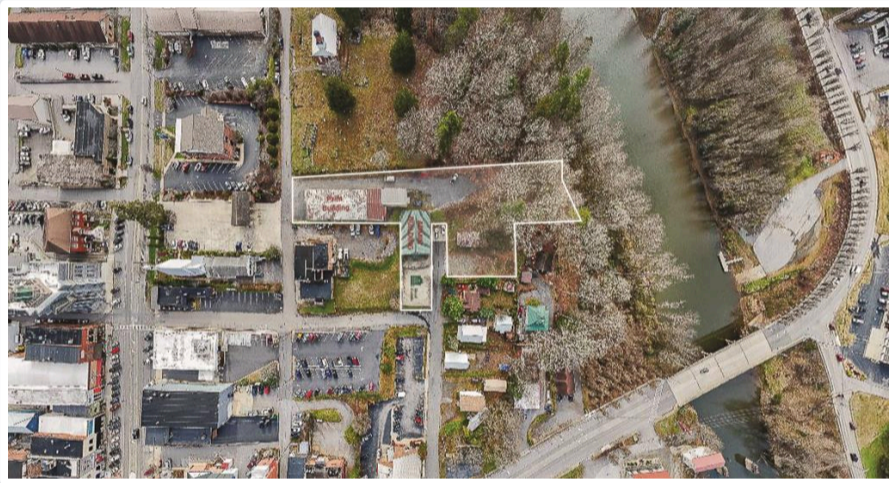
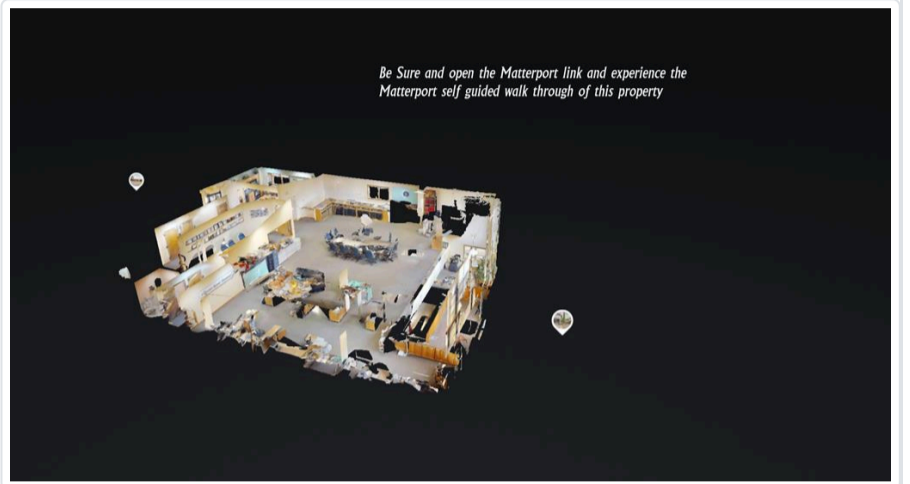
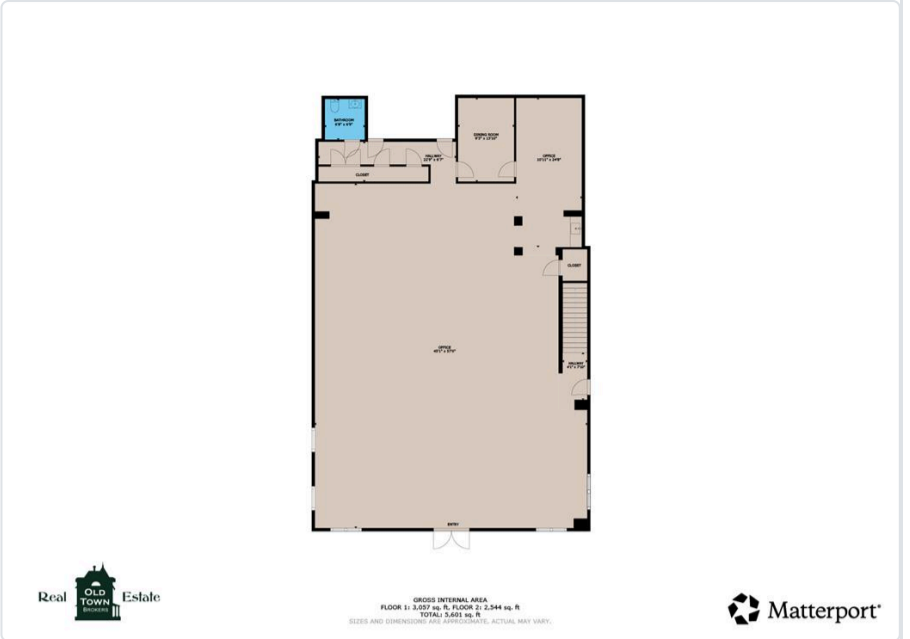
County: Cherokee

Zoning: Other-See Remarks

Lot Size: 1.52	Size of Tract: 1-3 Acres	Apx Acres: 1.52	Road Access: City Street	
Easements: Electric	Topography: Level, Steep Slope			
Location/Frontage: City				
Deed Book: 759	Deed Page: 203	Deed Restrictions: No		
Tax Year:	Tax Amount \$:	Leases:		
PIN: 459214444285000	PIN # 2: 459214444398000	PIN # 3: 459214443370000		
Business Description: Newspaper Production				
Environmental Liabilities:				
Ceiling Height: 10'-16'	# Bays: 2	Office SqFt: 5768		
Warehouse SqFt: 8628	Retail SqFt:			
Interior Features: Carpeting Included, Handicap Restroom, Restroom-Private, Storage				
Exterior Features: Lighting, Loading Dock, Overhead Doors				
Miscellaneous: Office Under 10000 SF, Industrial Over 5000 SF, Warehouse Under 20000 SF				
Construction: Concrete, Masonry & Steel, Steel Frame	Roof: Metal			
Foundation: Slab	Flooring: Carpet, Concrete			
Heating System: Central, Electric	Documents on File: Aerial Survey, Legal Description			
Air Conditioning: Central Air, Electric, Zoned	Sewer: Public Sewer			
Water: Public	Community/Technology: Cable High Speed, DSL, Fiber Optic			
Public Remarks: Prominent Commercial Office & Industrial Facility. A highly visible and versatile commercial property totaling approximately 14,396 square feet under roof, historically home to the Cherokee Scout Newspaper for decades. Strategically located within the Town of Murphy, the property enjoys excellent mountain and Hiawasse River views, strong access to major corridors, and proximity to regional employers and infrastructure. The offer consists of two complementary buildings situated on approximately 1.52 acres with ample on-site parking and HB zoning, allowing for a wide range of commercial and redevelopment uses. The 5,768 SF two-story office building, constructed in 2007, is a Class B/C modular metal structure in good condition. The building features multiple private offices, conference rooms, reception and break areas, and clear span accessible layout, modern mechanical systems, and flexible floor plans that allow for single-tenant or multi-tenant reconfiguration. The 8,628 SF industrial building is a single-story prefabricated metal structure with a brick front office, part constructed in the mid-1960s and expanded over the years. Formerly used as a newspaper printing facility, it offers an open-span warehouse - manufacturing layout, dock-high rear loading, multi-height ceilings, 8" slab and substantial utility infrastructure. A functional shell well suited for repositioning and presents strong value-add or redevelopment potential. The property is served by municipal utilities, existing infrastructure, and favorable logistics access, making it suitable for a variety of highest-and-best-use scenarios, including Office with flex or light industrial conversion, Media, technology, or creative studio space, Distribution, storage, or light manufacturing, regional operations or call center, Mixed-commercial redevelopment or adaptive reuse. This represents a rare opportunity to acquire a landmark commercial property in Cherokee County with excellent visibility				
Directions: From HIAWASSEE ST goto Sycamore Street				
Private Remarks: offering includes Pin: 45921444337000, .19acres , Book 1326 Page 562 - Parking Lot Pin: 45921444206000, .011 acres, Book 1326 Page 562 old home/ for expanding parking lot Pin: 459214444398000, .20 acres, Book 1578 Page 79 - 89 Sycamore Street Pin: 459214444285000, 1.02 acres, Book 759 Page 203 - 110 S. Church Street . Zoned " Highway Business"				
Seller's Name: Western Carolina Newspaper LLC				
Lockbox: No	Excl Agy: Yes	ExclRtSell: Yes		
LstgCndn: Not Applicable	Prop Fin: Cash, Conventional			
Terms-Existing Lease: None	Possession: After Closing/Funding	Occupancy: Owner		
Limited Service Listing: No	Showing Instructions: Call LA Appointment, LA Must Accompany, Occupied			
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No	Days on Market: 5
Sign On Property: Yes	Lockbox Type: None	Accept Back Up Offers:		









Listing Office: Old Town Brokers (#:8892)
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Listing Agent: Old Town Team (#:112)
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Team Member: Robin Sargent (#:11)
Team Contact #: (828) 557-2288
Team Email: robin@oldtownbrokers.com
License Number: 262788
Team Member: Taylor Sargent (#:181)
Team Contact #: (404) 617-0102
Team Email: taylor@oldtownbrokers.com
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Information Herein Deemed Reliable but Not Guaranteed

