

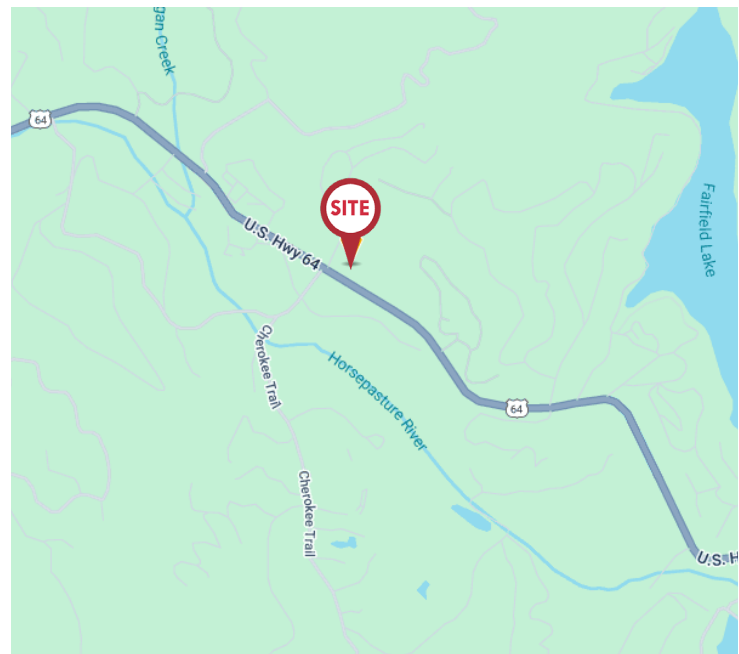
# FOR SALE or LEASE



3077 US HIGHWAY 64 E  
SAPPHIRE, NORTH CAROLINA 28774

## PROPERTY HIGHLIGHTS

- **SALE PRICE: ~~\$1,300,000~~**  
**PRICE IMPROVEMENT: \$1,250,000**
- ±6,600 SF partially leased professional office building providing immediate income and future upside
- Well-suited for an investor or owner-occupant — occupy a portion while benefiting from existing cash flow
- ±1,800 SF downstairs office suite available for lease or owner occupant
- High-visibility frontage on Highway 64 E, the primary corridor serving Sapphire and the greater Cashiers market
- Strong exposure and convenient access in a supply-constrained office environment
- Limited office inventory in the Sapphire/Cashiers area, enhancing leasing demand and long-term value
- Flexible suite configurations suitable for medical or professional office users
- Minutes from Cashiers, serving an affluent Western North Carolina demographic
- Ample on-site parking to support tenants and owner occupancy
- Lease rate: See agent for details



For more information:

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