



115 SOUTH MAIN STREET, ROXOBEL, NC 27872
Parcel Number 5819-87-0132

PROPERTY HIGHLIGHTS

- ♦ Office or Retail Space for Sale
- ♦ 2988 +/- SF
- ♦ 5 Offices
- ♦ Drive-Thru Teller Area
- ♦ 1 File Room, 1 Utility Room
- ♦ 1 Breakroom, 2 Bathrooms
- ♦ Spacious Lobby and Vault
- ♦ Drive-Thru with Canopy
- ♦ Zoned B1 (Neighborhood Business)

SALES PRICE: \$275,000

**For More Information,
Please Contact the Listing**

Agents:

DEBBIE W. BARBER, CCIM
Commercial Broker
(252) 916-2703

STEPHANIE WARREN
Commercial Broker
(817) 559-3196

PROPERTY OVERVIEW

This 2,988 +/- SF office or retail space at 115 South Main Street, Roxobel, NC, offers a prime location with excellent business potential. Zoned B1 (Neighborhood Business), the property features five private offices, a spacious lobby with a vault, a drive-thru teller area with a canopy, a breakroom, two bathrooms, and both file and utility rooms. The layout is well-suited for banking, office, retail, or service-based businesses. With high visibility and a functional design, this property is an excellent investment opportunity, listed for sale at \$275,000.

For more details or to schedule a viewing, please contact our dedicated listing agents at Kittrell & Armstrong. Don't miss out on this fantastic commercial opportunity!



Address: 115 South Main Street, Roxobel, NC 27872

Parcel Number: 5819-87-0132

Type: Office/Retail Space for Sale | **Size:** 2,988 +/- SF

Features: 5 offices, drive-thru teller area, spacious lobby with vault, file & utility rooms, breakroom, 2 bathrooms, and a drive-thru with canopy.

Zoning: B1 (Neighborhood Business) – Ideal for banking, office, retail, or service-based businesses.

Price: \$275,000

This combination of features makes it a versatile and convenient option for a wide range of commercial businesses. Call today to learn more!

Offered Exclusively By:

STANLEY H. ARMSTRONG, CCIM, SIOR Managing Partner (252) 531-9844	THOMAS F. STOUGHTON, BROKER Managing Partner (252) 355-0088	BRYANT KITTRELL, III, SIOR Managing Partner (252) 355-0088	DEBBIE W. BARBER, CCIM Commercial Broker (252) 916-2703	STEPHANIE WARREN Commercial Broker (817) 559-3196
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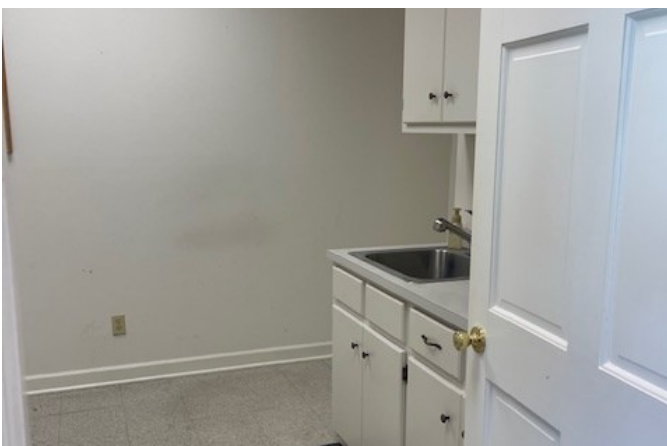
Drive-Thru Area



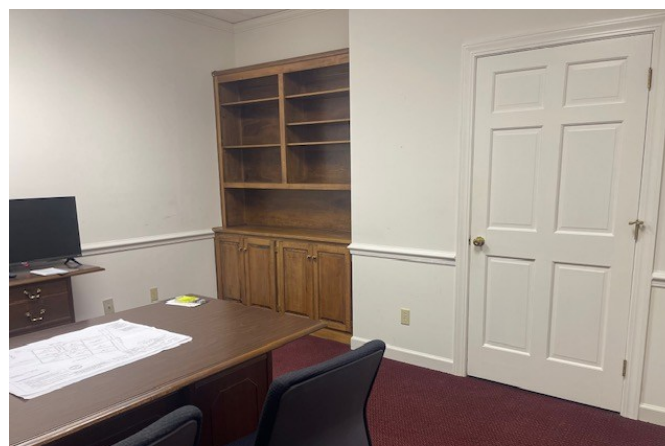
Reception Area



Hallway



Breakroom



Office

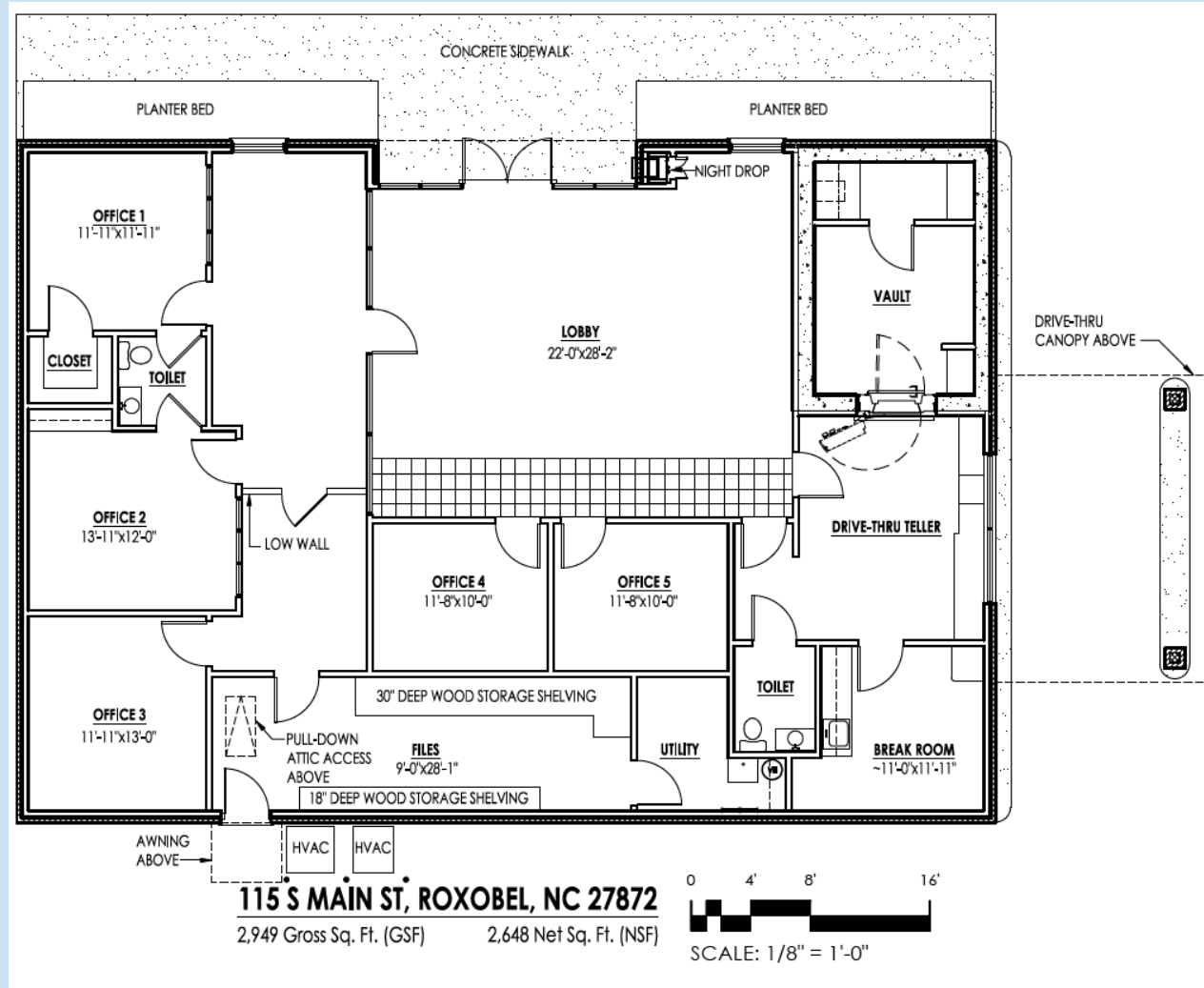


Office

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Property Floorplan and Layout



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KA**KITTRELL &
ARMSTRONG, LLC**

2815 B Charles Boulevard
Greenville, North Carolina 27858
(252) 355-0088

www.kittrellandarmstrong.com

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KITTRELL & ARMSTRONG, LLC

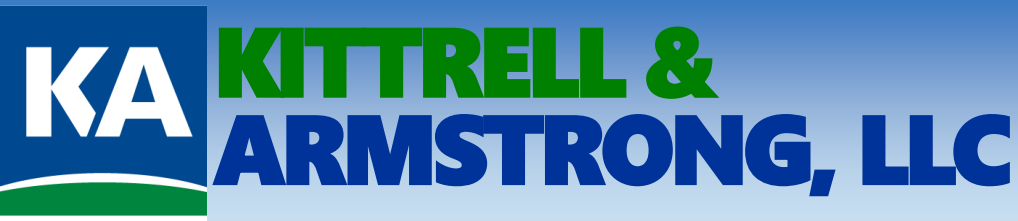
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About Us...

Bryant Kittrell & Stan Armstrong formed a partnership in September, 2003 that services all of eastern North Carolina. Kittrell & Armstrong offers buyer and seller representation, landlord and tenant representation, office building sales and leases, land acquisitions and sales, industrial sales and leases, build-to-suit, 1031 tax deferred exchanges, and consulting services.

Tommy Stoughton joined the firm as partner in 2013. Tommy is a broker and has been managing and developing commercial real estate projects in eastern North Carolina since the early 1990's. He is a long time resident of Greenville and has valuable experience in assembling and leasing properties for larger projects such as apartments, hotels and shopping centers.

What Sets Us Apart...

Kittrell & Armstrong, LLC is a full service commercial brokerage firm. Our combined experience of over eighty years allows us to meet the challenges of even the most complicated transactions for our clients. Whether buying or selling, you can feel confident in knowing you have a team of experts at your disposal to advise and guide you through your real estate transaction.

Our Brokers at Kittrell & Armstrong work together as a collective team for the benefit of our clients to ensure they receive the best representation possible. At our firm, you will not just have one agent working for you, you have the entire team!

Our property listings receive national exposure! Not only do we market our listings on the most widely used commercial listing services in North America, we maintain a database of prospects, clients, and local and national brokers that receive our Marketing Packages and Property Listings Sheet on a weekly and monthly basis.

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Managing Partner	Managing Partner	Managing Partner	Commercial Broker	Commercial Broker
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