



554 Bragg St

554 Bragg St, Sanford, NC 27330



John Ramsperger
Sanford Real Estate
304 N Horner Blvd, Sanford, NC 27330
john@sanfordhome.com
(919) 721-2200



554 Bragg St

\$675,000

Excellent opportunity for an investor or owner-occupant in rapidly growing Sanford. There are 5 Tenants at this location and 3 buildings:

404 Bragg St is a 864 sq ft single family rental home that rents for: \$625/month.

408 Bragg St is a 2,786 sq ft church home that rents for: \$1,200/month.

The Oakwood building is a 4,446 sq ft building with three Tenants:

505 Oakwood is a grocery store that rents for: \$975/month.

554 Oakwood is a church that rents for: \$975/month.

554 Oakwood is a beauty shop that rents for: \$550/month.

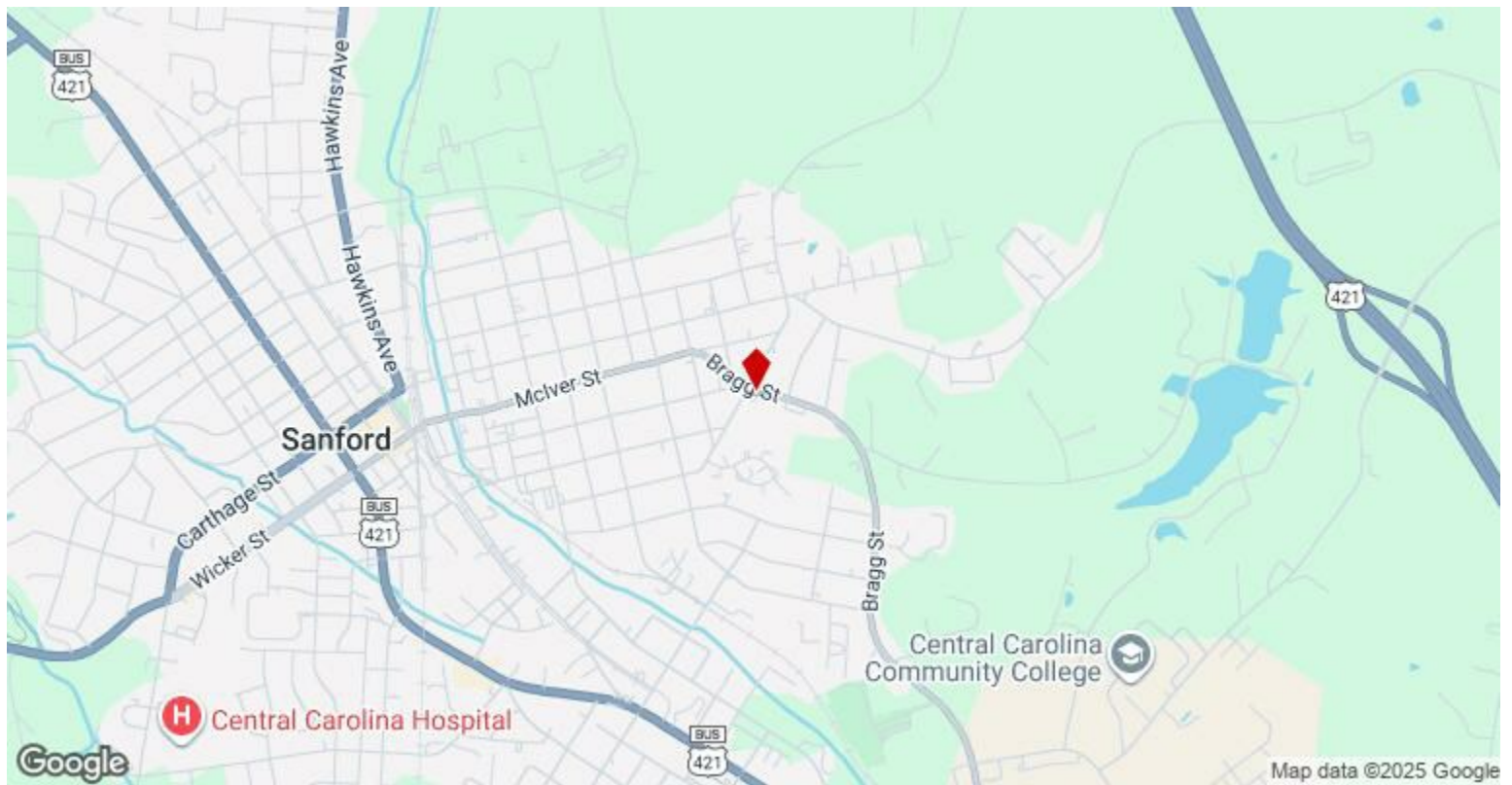
The leases expire in Feb and Mar of 2026. Each is a long term Tenant.

NOI is: \$40,278....

- 8,096 total sq ft
- 6% cap rate
- Great potential for increased future rents



Price:	\$675,000
Property Type:	Retail
Sale Type:	Investment or Owner User
Cap Rate:	6.00%
Lot Size:	0.75 AC
Gross Building Area:	8,096 SF
No. Stories:	1
Year Built:	1925
Tenancy:	Multi
Zoning Description:	C-2
APN / Parcel ID:	9653-10-7199
Cross Streets:	Oakwood
Walk Score ®:	32 (Car-Dependent)



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Property Photos

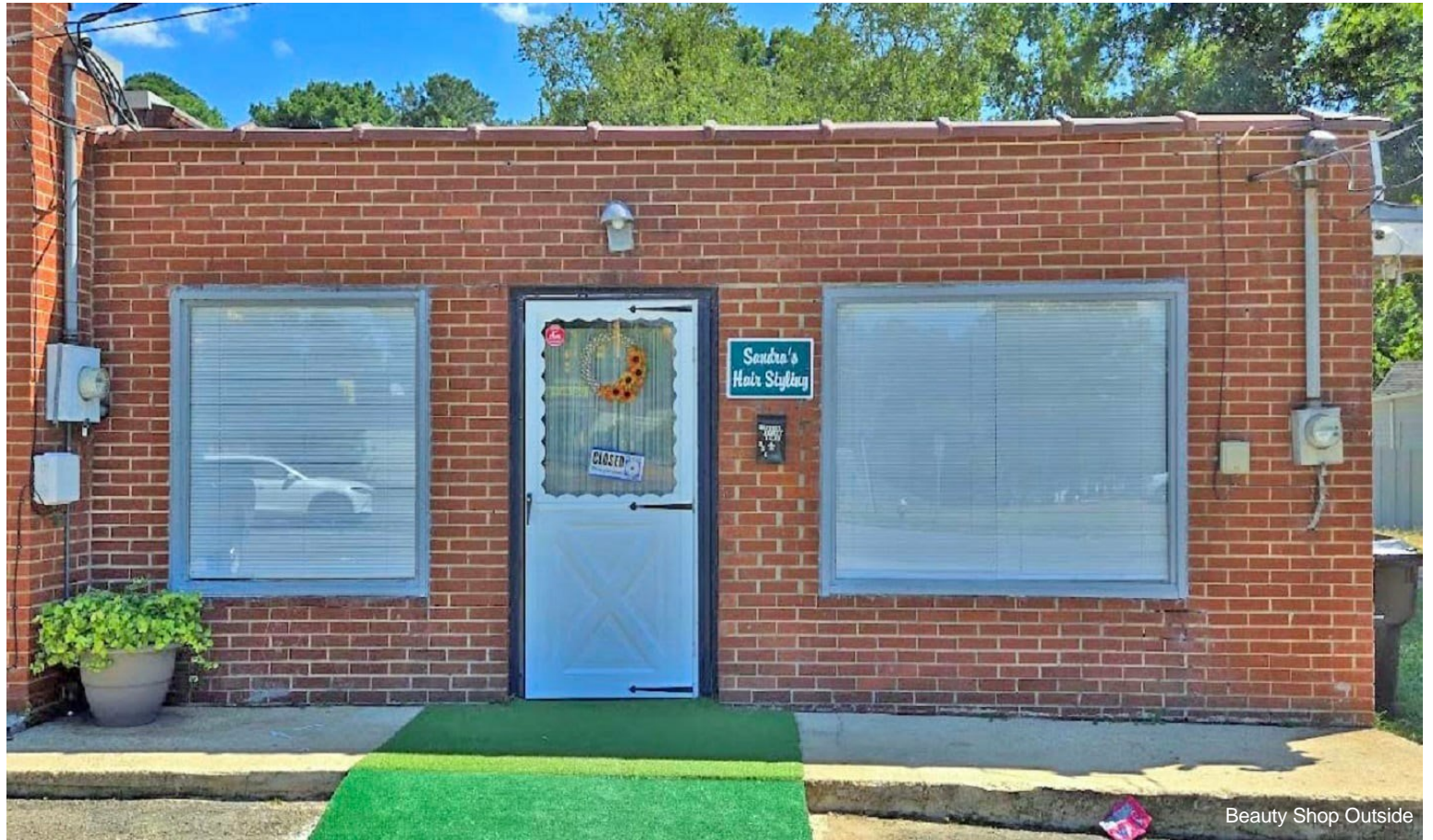


Grocery Front



Church Outside

Property Photos



Property Photos



Property Photos



Grocery Store Inside



Grocery Store Inside

Property Photos



Property Photos

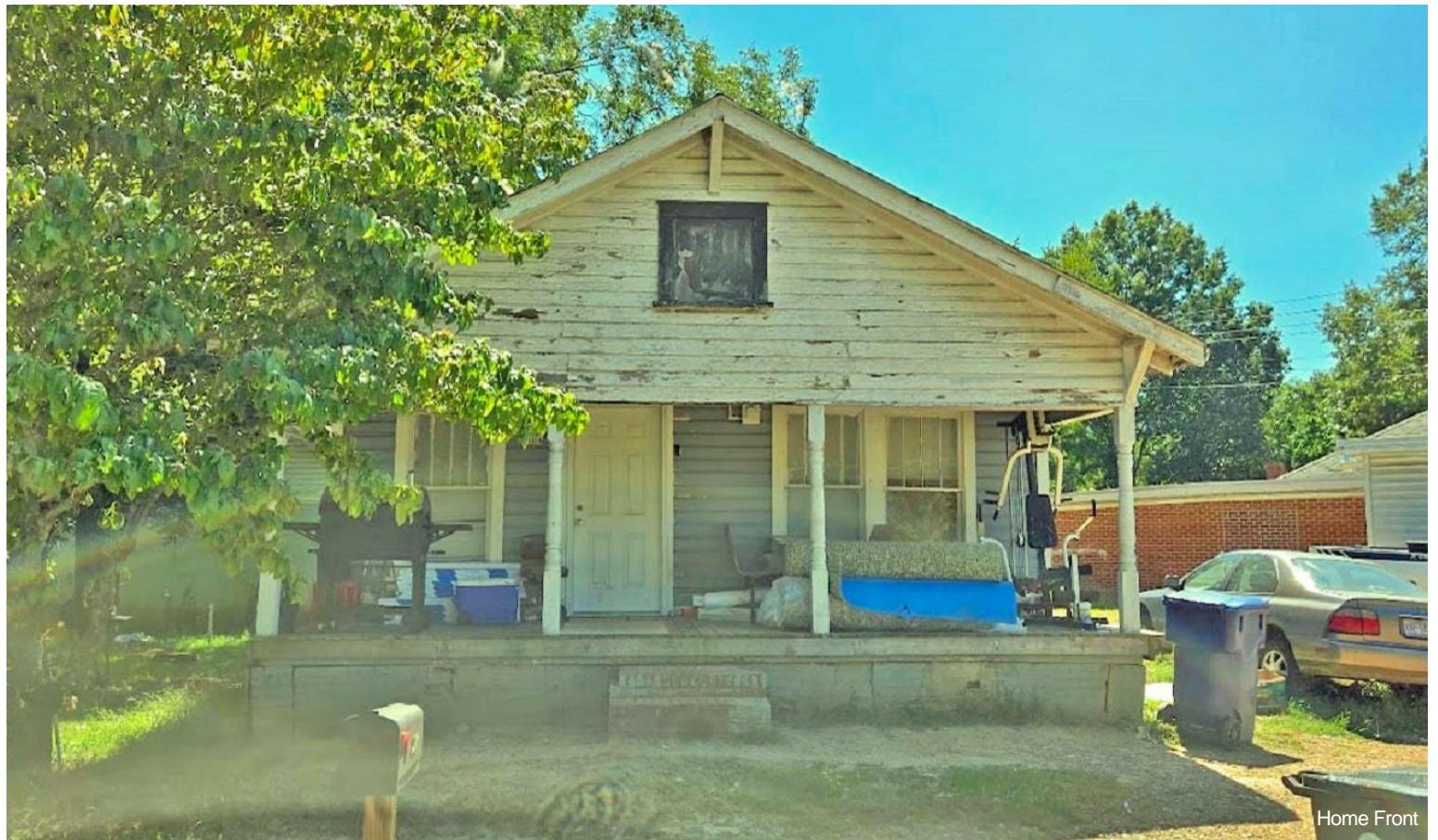


Oakwood Church Inside



Beauty Shop Inside

Property Photos



Property Photos



Property Photos



Bragg Church Front



Bragg Church Parking

Property Photos

