



Offered by The Living Local Team, RE/MAX United

RE/MAX UNITED

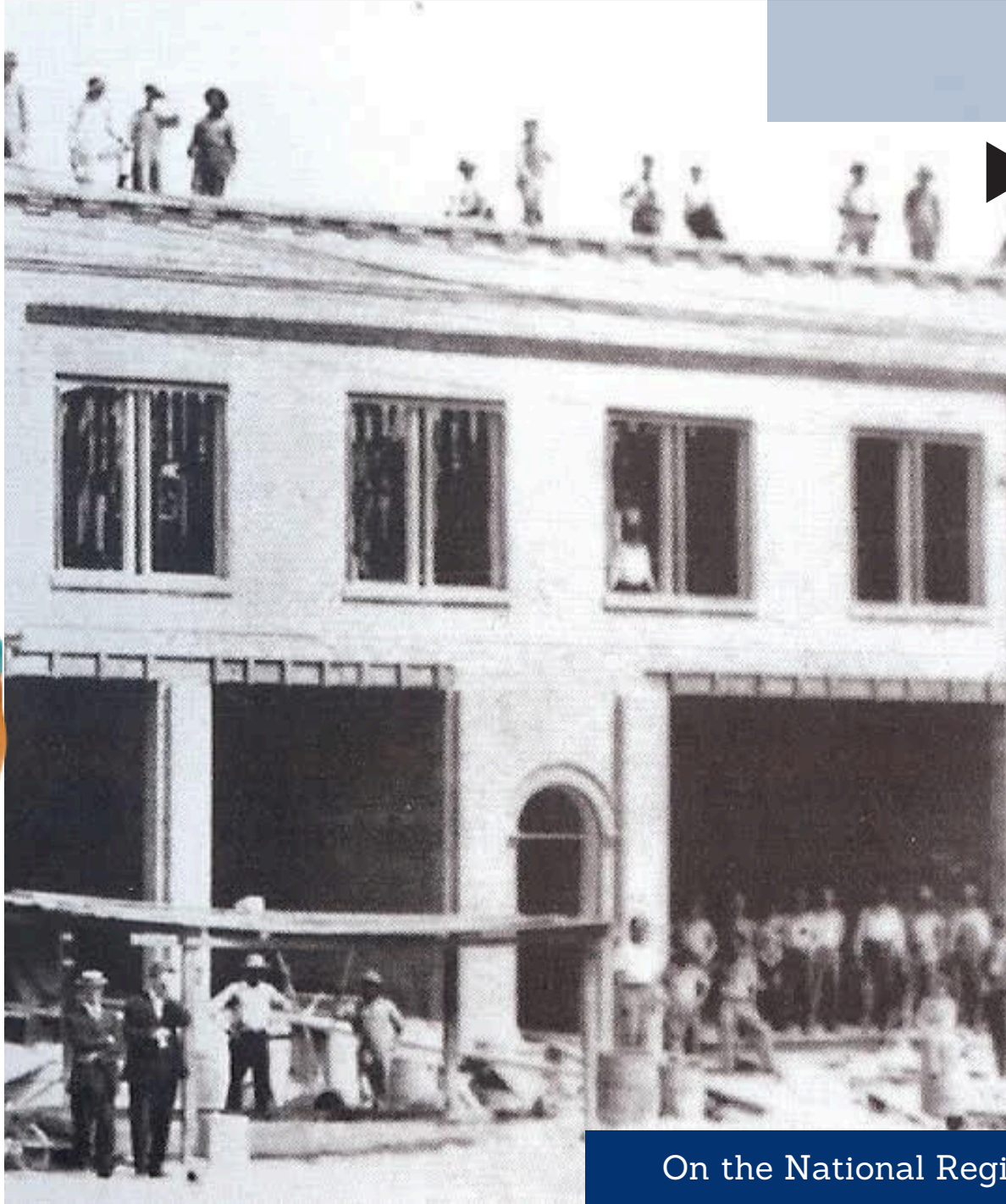


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A Piece of History



The Lutterloh

▶ Lutterloh Clinic
ca. 1900

The century-old Lutterloh Building in Downtown Sanford has been many things — a doctor's office, a bank, a pharmacy and even a hotel. In 2017 plans began to rehabilitate this beautiful building to create a space where retail and residential would blend cohesively in a location that is central to downtown urban life in Sanford, NC.

On the National Register of Historic Places

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Property Details



RE/MAX United and The Living Local Team proudly present the sale of Sanford's historic Lutterloh building. This beautiful two-story brick building with basement, circa 1900, blends a unique history with modern urban residential and commercial purpose. Completely remodeled throughout and fully sprinklered, this building currently has 2 commercial leases, 6 residential leases and a short-term rental. The property has a beautiful courtyard with gate, mail kiosk and space to enjoy the outdoors. The first level has two commercial/office spaces featuring three street level entrances, tall ceilings, private offices, conference rooms and many unique pieces of history throughout. The second level has 7 one-bedroom apartments all with original hardwood floors, tall ceilings, full kitchens, full-size stackable washer/dryer, electric water heater, extra storage space, ceiling fans, full baths and plenty of unique charm and character. All apartments are accessed using one of two flights of stairs. Common areas are heated and cooled and have lighting. Full basement with outside access is unfinished with concrete floors. Server room in basement houses wifi for the building.



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Property Details

Address	201 Chatham St
Municipality	City of Sanford
Acreage	~0.17 acres
Stories	2 plus unfinished basement
Parcel ID	9642-79-5797-00





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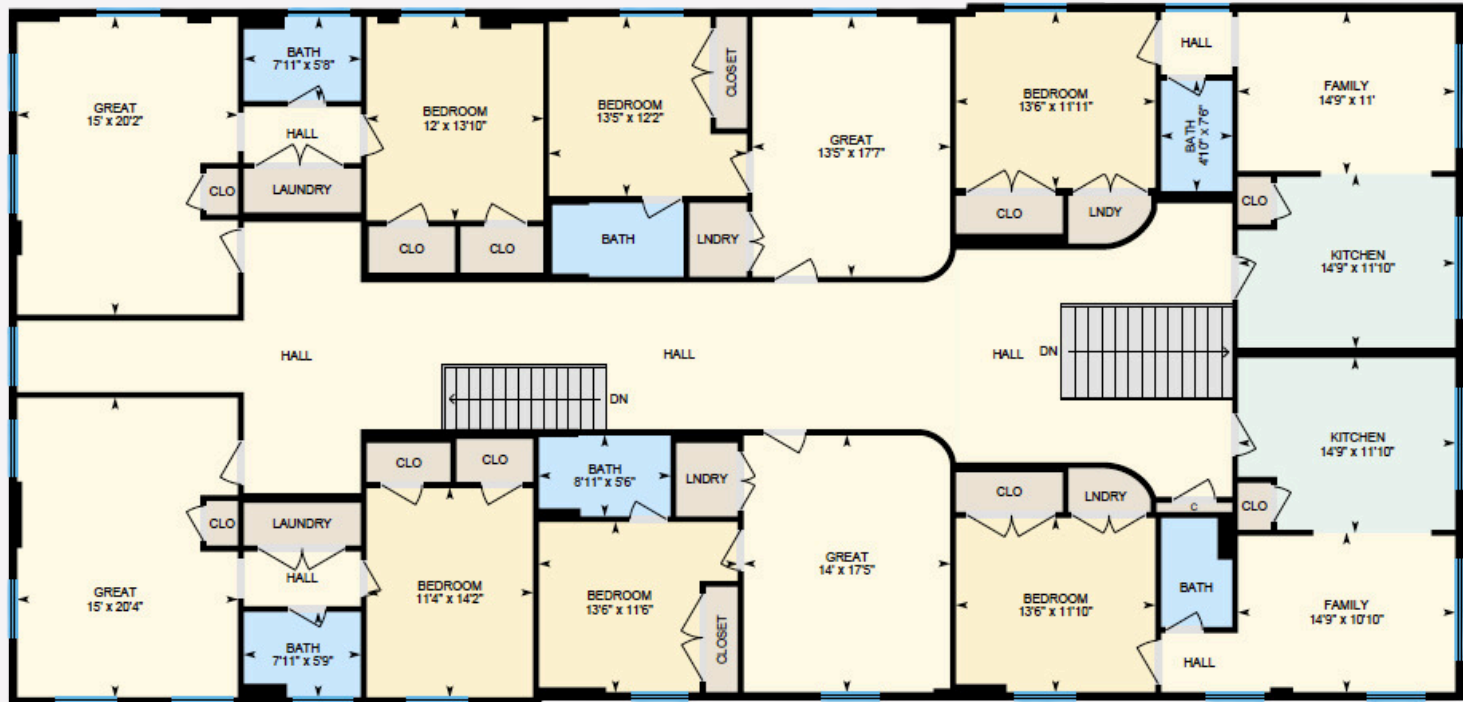
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Floor Plans



1st Floor



2nd Floor



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The City of Sanford

Walk-ability:

Enjoy the following within a 10 minute downtown walk from The Lutterloh:

- Depot Park
- The Temple Theater
- Seasonal farmers market (April - October annually)
- Boutiques and apparel
- Coffee shops and dessert shops
- Local bars and breweries
- Gyms, salons, financial advisors
- Furniture retailers
- Many downtown restaurants
- And so much more



