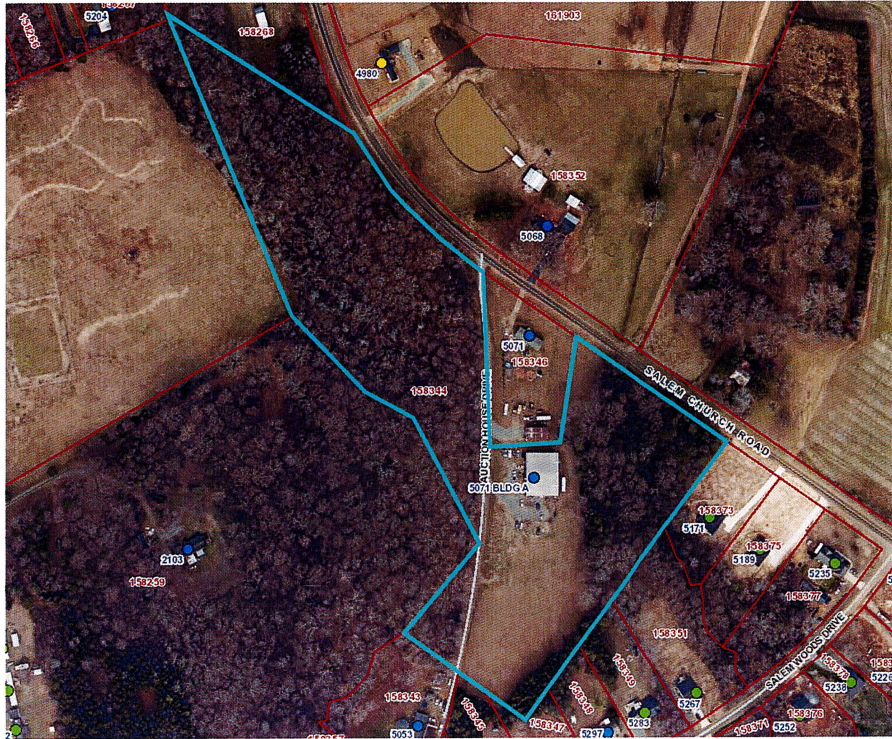




# 5071 Salem Church Road Haw River, NC 27258 \$645,000



## Property Information

7,500 square foot pre-engineered steel building on 14.16 acres in southern Alamance County near NC Highway 54; 2.5 miles to historic downtown Saxapahaw, 9 miles to both the I-40/85 NC 54 Graham exit and the I-40/85 Mebane-Oaks Rd. exit, and 15 miles to Carrboro's city limits.

Building is 75' x 100' with 14' eave height (with no interior columns; built in 1988) and includes one 10' wide x 14' high drive-in door, two double walk-in entry doors, one office with double doors, two wheelchair-accessible restrooms, break room with adjacent storage area, air conditioning with gas heat (two propane-fired split systems), 110/220 volt single phase electrical service, and extensive gravel paved parking area, all accessed by a private road that also serves an adjacent property.

Currently leased to an auction firm; contact listing broker for lease terms.

Extensive road frontage serving the excess acreage, along with preliminary soils research indicating multiple possible septic system locations suggest good potential for subdivision into multiple tracts for residential or commercial uses (Alamance County Planning Department's jurisdiction).

All dimensions, acreage, development ordinances and soil evaluation to be verified by purchaser.

Interior photographs and floor plan coming soon. Showings to begin after 9/9/2024.

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