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OFFERING SUMMARY

Sale Price:	$504,900
Lot Size:	0.08 Acres
Year Built:	1940
Building Size:	4,200
Renovated:	2020
Zoning:	C2
Submarket:	Raleigh/Durham
Price / SF:	$120.21

PROPERTY OVERVIEW

Introducing an exceptional opportunity in Princeton, NC. This 4,200 SF property, constructed in 1940 and thoughtfully renovated in 2020, is perfectly suited for retail or restaurant development. Zoned C2 for commercial use, the premises offer a versatile canvas for your business vision. With a rich history and modern upgrades, including complete kitchen with 2 stoves, stacked washer and dryer, walk in freezer, several restaurant sinks, baking oven and many extras. Has a separate entrance for the public allowing for retail or bar use. This property at 108 South Pine Street presents an ideal setting in the thriving Princeton area.
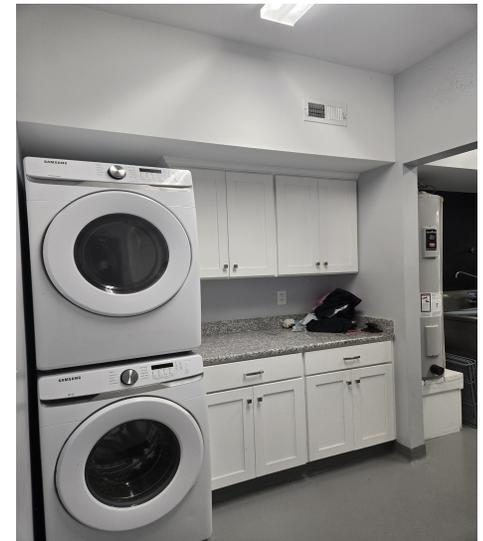
Upstairs includes a 3-bedroom, full kitchen with refrigerator & dishwasher. Has several installed flatscreen tv's throughout the upstairs. One bathroom (needing shower added for full bathroom) The upstairs has a completely separate entrance making it the idea building for work and residents. Upstairs is permitted with special use permit from Town of Princeton.

PROPERTY HIGHLIGHTS

- 4,200 SF building
- Built in 1940, renovated in 2020
- Zoned C2 for commercial use
- Has a separate entrance to upstairs apartment (special use permit needed)
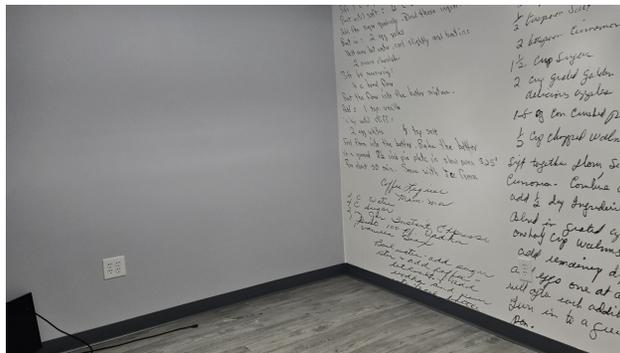
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Partners
Commercial Realty

EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

PROPERTY FOR SALE:
108 SOUTH PINE STREET • PRINCETON, NC 27569

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	395	1,100	1,749
Average Age	40	40	40
Average Age (Male)	37	37	37
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	153	428	669
# of Persons per HH	2.6	2.6	2.6
Average HH Income	$66,807	$66,904	$74,269
Average House Value	$292,668	$292,659	$287,162

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT