



FOR SALE
\$400,000

8,945 SF Flex Building

1036 Southern Avenue
Fayetteville, NC 28306

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Property Summary



Size: 8,945 SF Free-Standing Flex Building

Price: \$400,000

Land Area: .86 Acres

Year Built: 1946/1967

Layout: Sales counter & warehouse/storage

Loading: One (1) grade-level loading area/ one (1) dock high platform

Zoning: Neighborhood Commercial (NC)

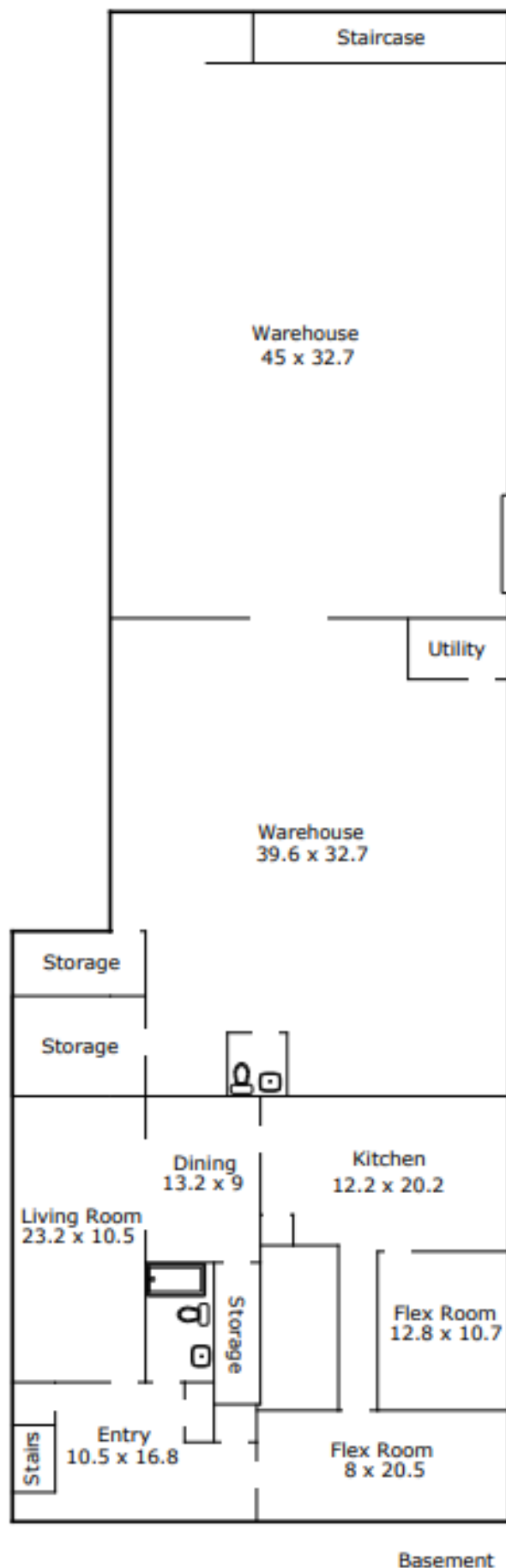
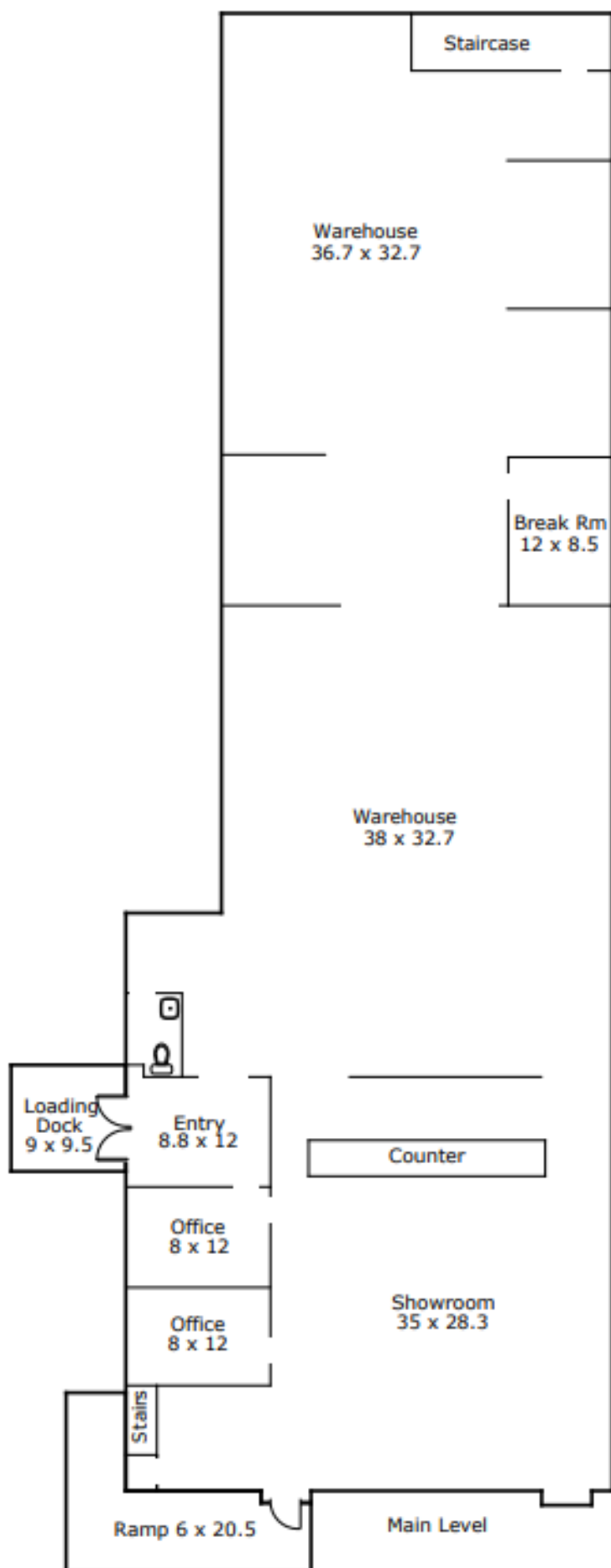
NEIGHBORHOOD COMMERCIAL DISTRICT

PURPOSE

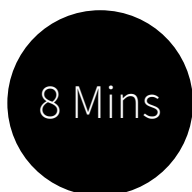
The Neighborhood Commercial (NC) District is established and intended to accommodate small-scale, low-intensity, and "convenience" retail and service uses that provide goods and services serving the residents of the immediately surrounding neighborhood (e.g., personal service uses, small restaurants, and limited retail). Development in the district should not include uses of a size that is out of scale with a residential neighborhood, or that attracts traffic from outside the surrounding neighborhood. New construction shall not create individual retail uses over 2,500 square feet without obtaining a Special Use Permit (See Section [30-2.C.7.](#)). Residential uses are encouraged on the upper floors of nonresidential establishments. The district is subject to standards intended to ensure development is consistent with the neighborhood scale and compatible with surrounding uses and the design standards in [Article 30-5: Development Standards.](#)



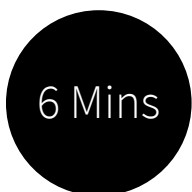
Floorplan



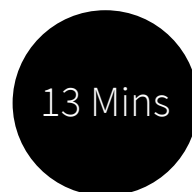
Location Overview



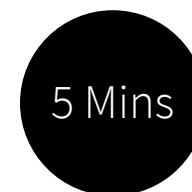
I-95



401



I-295



Downtown
Fayetteville



Parcel Map & Flood Map



**Please
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