

FOR SALE  
OR LEASE

123 S Railroad Ave  
Dunn NC 28334



Listing Agent:  
**Paulina Bohorquez**

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License: 222259

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LEASE RATE  
\$13.42 PSF, TICAM \$3.50 PSF  
SALE PRICE  
\$355,000

# 123 S Railroad Ave Dunn NC 28334

## PROPERTY SUMMARY

Prime 4,273 SF office/retail space in downtown Dunn featuring ~500 SF storage/warehouse area. Completely renovated with industrial styling while preserving 1920s character. Single-tenant building on 0.16 AC lot (0.68 FAR) with C-1 zoning. Located in Dunn's picturesque downtown, filled with unique shops, inviting eateries, and local art that reflects the town's rich heritage and Southern hospitality. Perfect for businesses seeking to join a vibrant community with strong local spirit. Positioned with exceptional connectivity: 1 hour from Research Triangle Park, 1.5 hours from Greensboro, and 30 minutes from Fayetteville. Discover the perfect commercial opportunity in the heart of North Carolina's "variety vacationland."

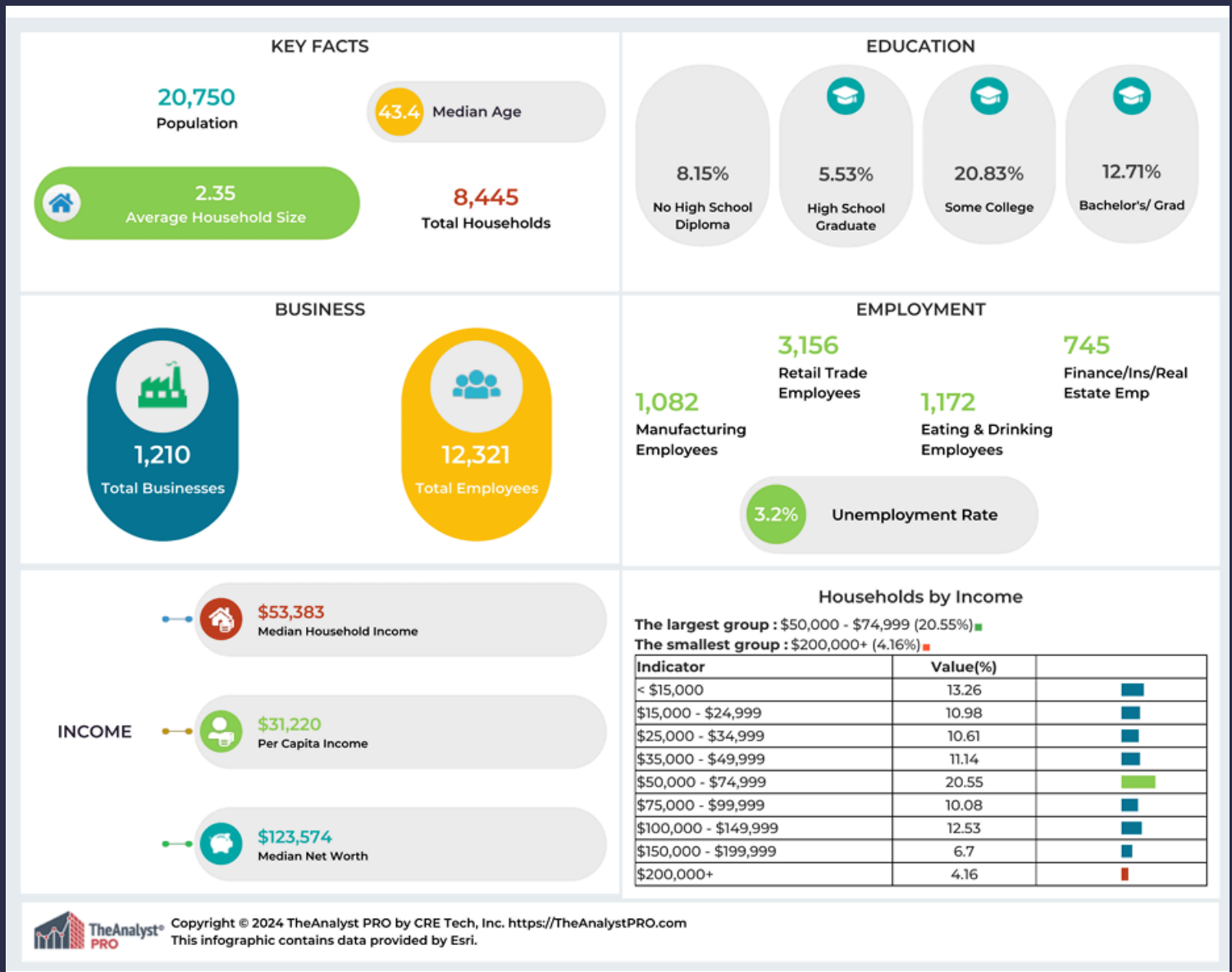


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# KEY FEATURES

- **Location:** Prime downtown Dunn location in a vibrant area with shops, restaurants, and local art
- **Traffic:** Great visibility and walkability
- **Zoning:** C-1 zoning
- **Exceptional connectivity:** 1 hour from Research Triangle Park, 1.5 hours from Greensboro, 30 minutes from Fayetteville





*Elite*  
COMMERCIAL GROUP

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