

544 / 546

MORGAN ROAD

EDEN, NC

Asking Price:
\$ 675,000.00

Cap Rate: 9.4%

**For
Sale**

MIXED-USE INVESTMENT OPPORTUNITY

NAI Piedmont Triad

Commercial Real Estate Services, World Wide

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PROPERTY INFORMATION

Mixed -Use Investment Opportunity

A rare opportunity to purchase two adjacent mixed-use buildings featuring commercial storefronts and residential apartments. This property offers multiple income streams with long-term upside through lease escalations and continued residential demand.

This well-maintained mixed-use investment provides immediate cash flow from six occupied units while benefiting from contractual rent escalations in the commercial lease. The combination of commercial and residential tenants creates a diversified income stream that appeals to both private investors and 1031 exchange buyers seeking stable returns.

Investment Highlights

- Two mixed-use buildings offered as one investment
- Six total income-producing units
 - 2 Commercial Spaces
 - 4 Residential Apartments
- 100% occupied with established commercial and residential tenants
- Diverse tenant mix providing stable income
- Recently executed commercial lease with annual rent increases
- **Attractive 9.4% Cap Rate**
- Excellent value-add and long-term investment opportunity



The information contained herein is deemed reliable but is not guaranteed. NAI Piedmont Triad makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.

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PROPERTY INFORMATION

544 Morgan Road

- **Commercial Space**

1,000 SF

Leased to Cat Rescue & Supply Store

- **Residential Apartments**

Two (2) - 2 Bedroom / 1 Bathroom

One (1) - 3 Bedroom / 1 Bathroom

546 Morgan Road

- **Commercial Space**

2,000 SF

Newly Executed 3-year Lease Store

- **Residential Apartment**

Studio Apartment

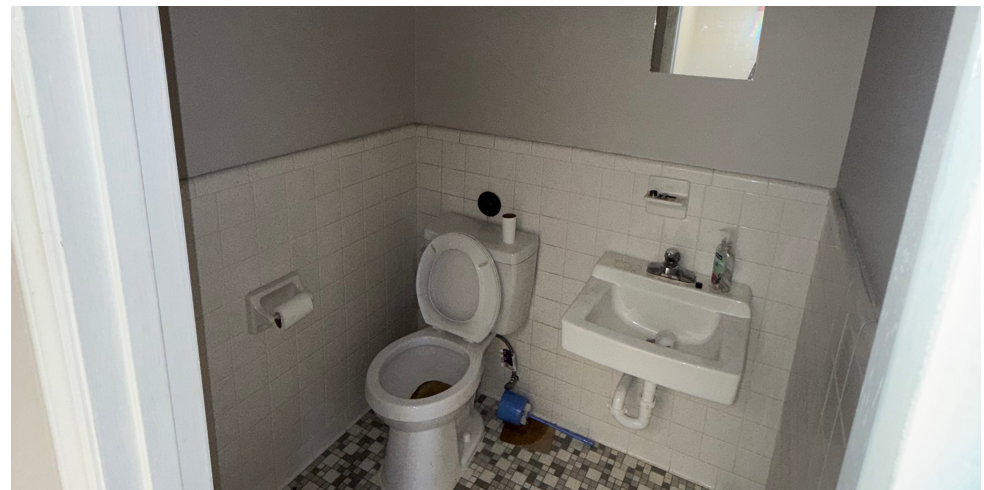
Financial Summary

- **Net Operating Income (NOI):** \$63,400
- **Asking Price:** \$675,000.00
- **Cap Rate:** 9.4%

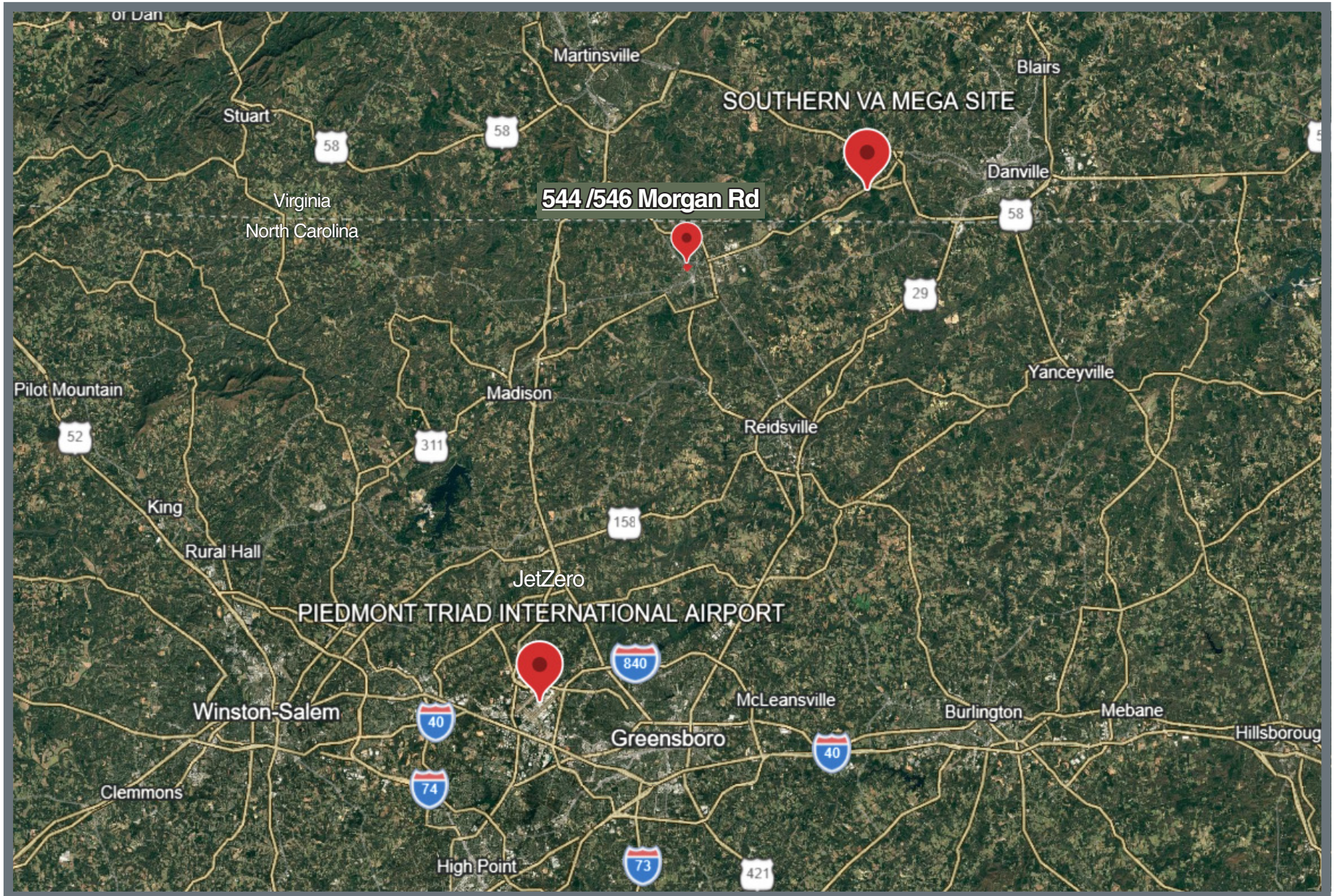


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PROPERTY LOCATION



BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:



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