

OFFICE BUILDING FOR SALE

6 Unit Ascot Plaza Office/Retail condos

5841 - 5851 Ramsey St, Fayetteville, NC 28311



for more information

GARY FUTCH, CCIM

Broker

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

PROPERTY OVERVIEW



Sale Price:	\$1,700,000
Lot Size:	1.9 Acres
Year Built:	1985
Building Size:	8,101 SF
Zoning:	OI-OFFICE
Number of Units:	6
Price / SF:	\$209.85
Cap Rate:	7.32%
NOI:	\$124,432
Market:	Fayetteville
Submarket:	Ramsey

property description

Excellent investment opportunity on one of Fayetteville's busiest commercial corridors! Ascot Plaza is a well-positioned office strip center featuring good visibility, strong traffic counts over 30,000 AADT, and easy accessibility along Ramsey Street. With a Cap Rate of 7.3%. This property offers multiple tenant spaces, ample parking, and consistent exposure—making it ideal for investors or owner-occupants seeking long-term value. This property is surrounded by several offices, retail centers, etc. Fort Bragg gates, Methodist University, and I-295 in close proximity making it convenient for employees!



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ADDITIONAL PHOTOS



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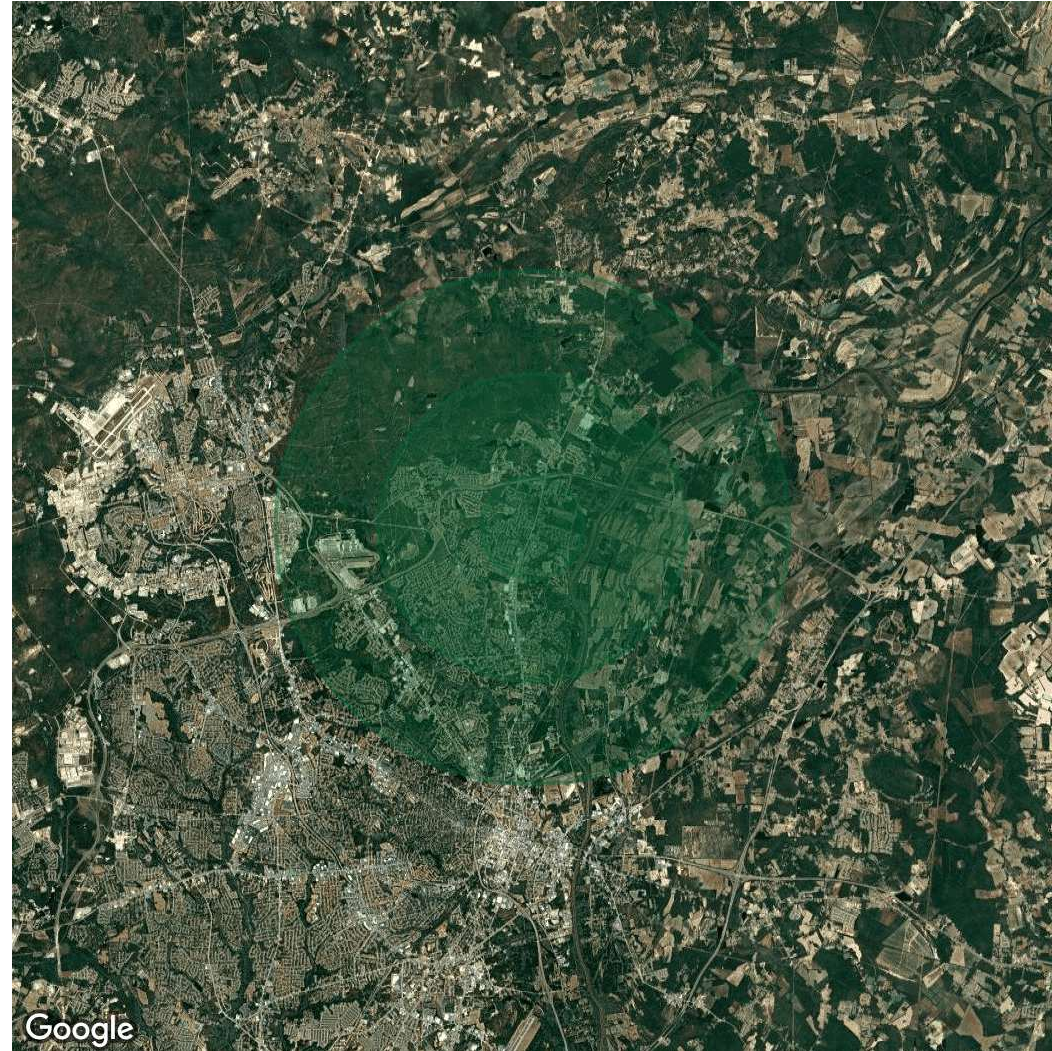
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,488	32,786	56,480
Average Age	36	38	39
Average Age (Male)	35	36	37
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,327	13,863	23,172
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$81,930	\$82,301	\$71,610
Average House Value	\$246,941	\$228,936	\$211,880

Demographics data derived from AlphaMap



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