

420 & 430 South Main Street Laurinburg, NC

Fully Occupied Commercial Investment Opportunity

Property Highlights	
Occupancy	100% Occupied
Income	\$1,900/Month \$22,800 Annual Gross Income
Buildings	Two Freestanding Commercial Buildings
Size	Approx. 2,700 SF Combined
Lot Size	0.873 Acres
Access	South Main Street & Biggs Street
Lease Type	Modified Gross Lease
Upside	Below-Market Rents

Investment Highlights

- Two income-producing standalone buildings
- Established barber shop and beauty salon tenants
- Tenant-paid utilities and lawn maintenance
- Strong Main Street visibility
- Historic character and curb appeal
- Immediate cash flow from day one
- Owner-user or investor opportunity
- Significant future rental upside

Value-Add Opportunity

Current rents are believed to be below market. Future rent growth may increase annual income substantially, creating an attractive value-add opportunity for investors.

Prepared by Leslie Dysinger | RE/MAX Choice