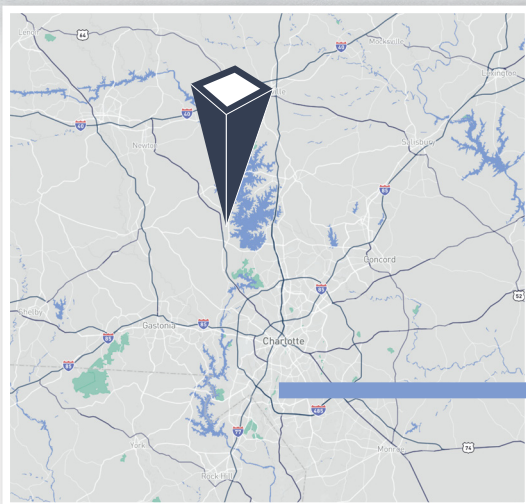


**2266**  
**N NC-16 BUSINESS HWY**



**± 19,952 SF**  
**Office Building**  
**Available for Sale**



**DENVER, NORTH CAROLINA**

**Nick Claudio**  
Senior Vice President  
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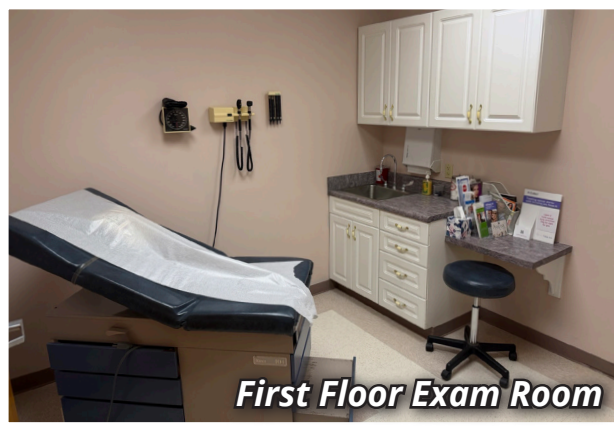
**AVISON  
YOUNG**



Reception/Waiting Area



Control Room



First Floor Exam Room



First Floor Exam Room

## Property details

**Building Size:** ±19,952 SF

**Acreage:** ±2.243 AC

**Zoning:** ELDD B-N  
(Eastern Lincoln Development District -Neighborhood Business)

**Year Built:** 1998

**Stories:** Two (2)

**Parking:** 69 Spaces

**Asking Price:** Contact Broker

Located along N NC-16 Business Hwy, this ±19,952 SF office building offers an exceptional sale opportunity on ±2.243 acres. Constructed in 1998, the two-story property features a well-maintained layout with ample parking including 69 spaces, providing flexibility for a variety of office, medical, or commercial users. The site offers excellent accessibility and visibility, making it well-positioned for both owner-users and investors seeking a strategic location with convenient access to the surrounding market.



Second Floor Reception/Waiting Area

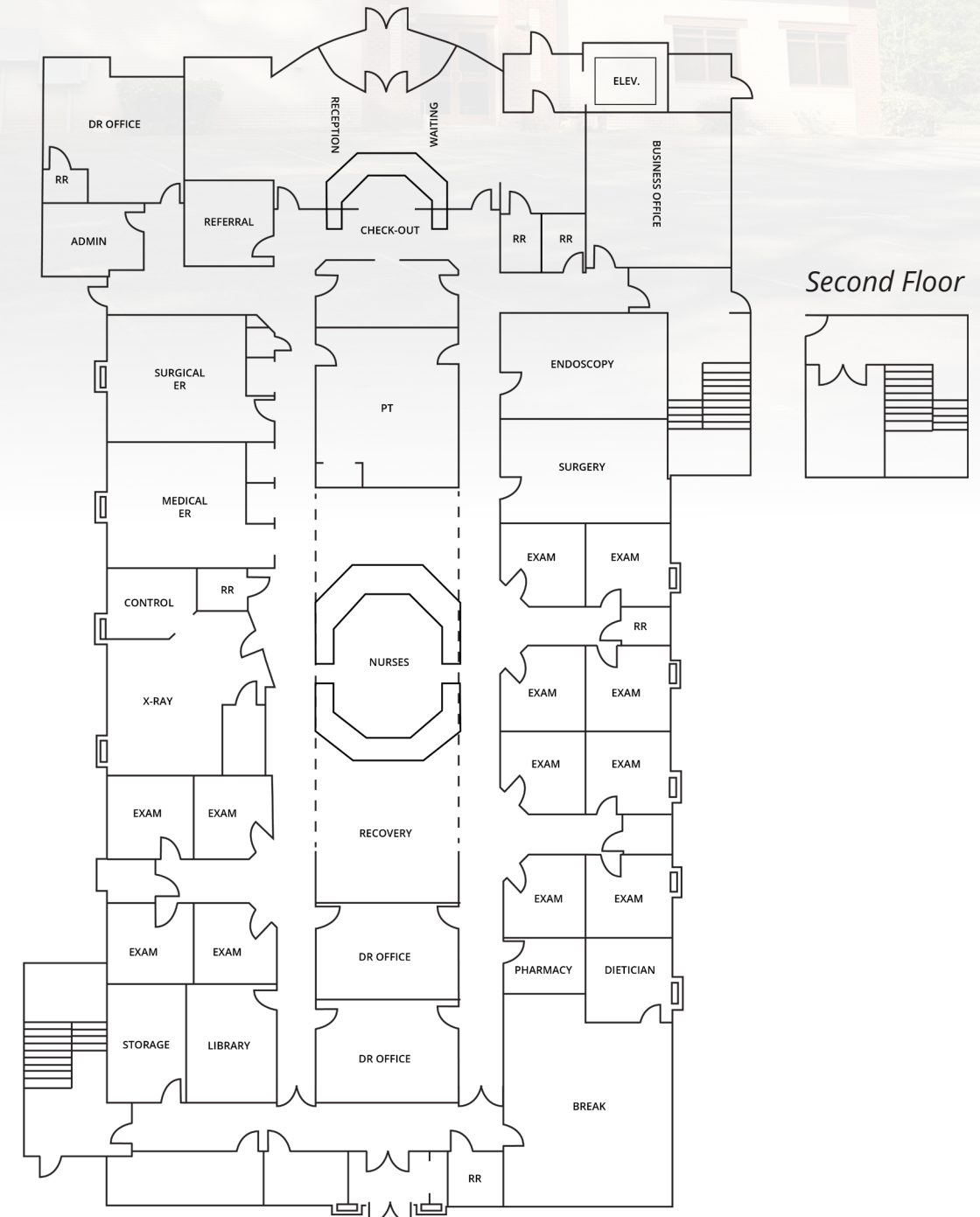


Second Floor Exam Room

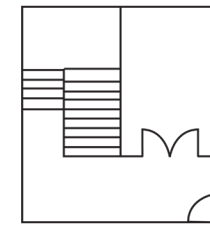
## OFFICE BUILDING AVAILABLE FOR SALE

2266 N NC-16 Business Hwy

### First Floor Office Floor Plan



Second Floor



Second Floor

# OFFICE BUILDING AVAILABLE FOR SALE

2266 N NC-16 Business Hwy



2266 N NC-16 BUS HWY



ADDITIONAL OPPORTUNITY  
2254 N NC-16 BUS HWY

±1.646  
ACRES

## Location Overview



NC HIGHWAY 16  
±4.4 miles



INTERSTATE 77  
±12.3 miles

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