

# AUTO BODY SHOP FOR SALE

3.47 ACRES PRIME OPPORTUNITY ON NEW BERN AVE – RALEIGH, NC



4802 New Bern Ave, Raleigh, NC 27610



## OFFERING SUMMARY

Sale Price:	\$2,888,888
Building Size:	11,061 SF
Lot Size:	3.47 Acres
Year Built:	1972
Renovated:	1992
Zoning:	IX-3
Market:	Raleigh-Durham
Submarket:	Village Lakes

## PROPERTY OVERVIEW

This exceptional 3.47-acre property, located on New Bern Ave in Raleigh, NC, presents a rare investment opportunity in a high-traffic commercial corridor. Featuring a 11,061 sq. ft. building, the property is currently utilized for auto sales, auto repair, bodywork, and paint services, making it an ideal choice for automotive businesses or redevelopment.

Equipped with modern equipment less than three years old, this facility is ready for immediate operations. The property is available for \$2,888,888.

With its strategic location, strong visibility, and business-ready infrastructure, this property is an outstanding opportunity for investors or owner-operators looking to establish or expand in Raleigh's growing market.

## PROPERTY HIGHLIGHTS

- Prime Location: High-traffic area on New Bern Ave, Raleigh, offering excellent visibility and access.
- Auto-Ready & Turn-Key: Fully equipped facility with modern equipment, less than 3 years old and ready to roll!
- Spacious Building: 11,061 sq. ft. building with flexible use for automotive services and more.
- High-Growth Market: Situated in Raleigh's booming business zone, perfect for owner-operators or savvy investors.
- Built for Automotive Success: Currently operating as a multi-service auto center, sales, repairs, bodywork, and paint.
- Endless Possibilities on 3.47 Acres: Ample land for expansion, redevelopment, or continued high-yield operations.

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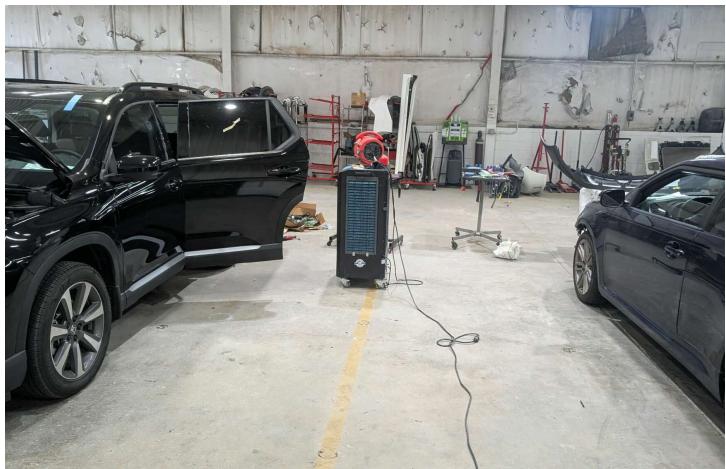
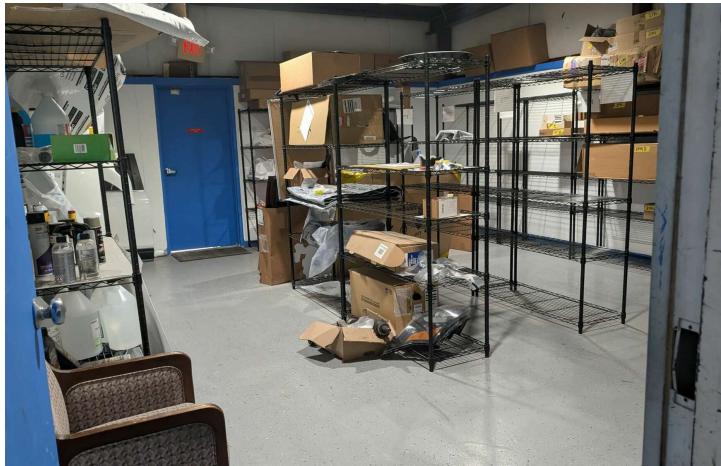
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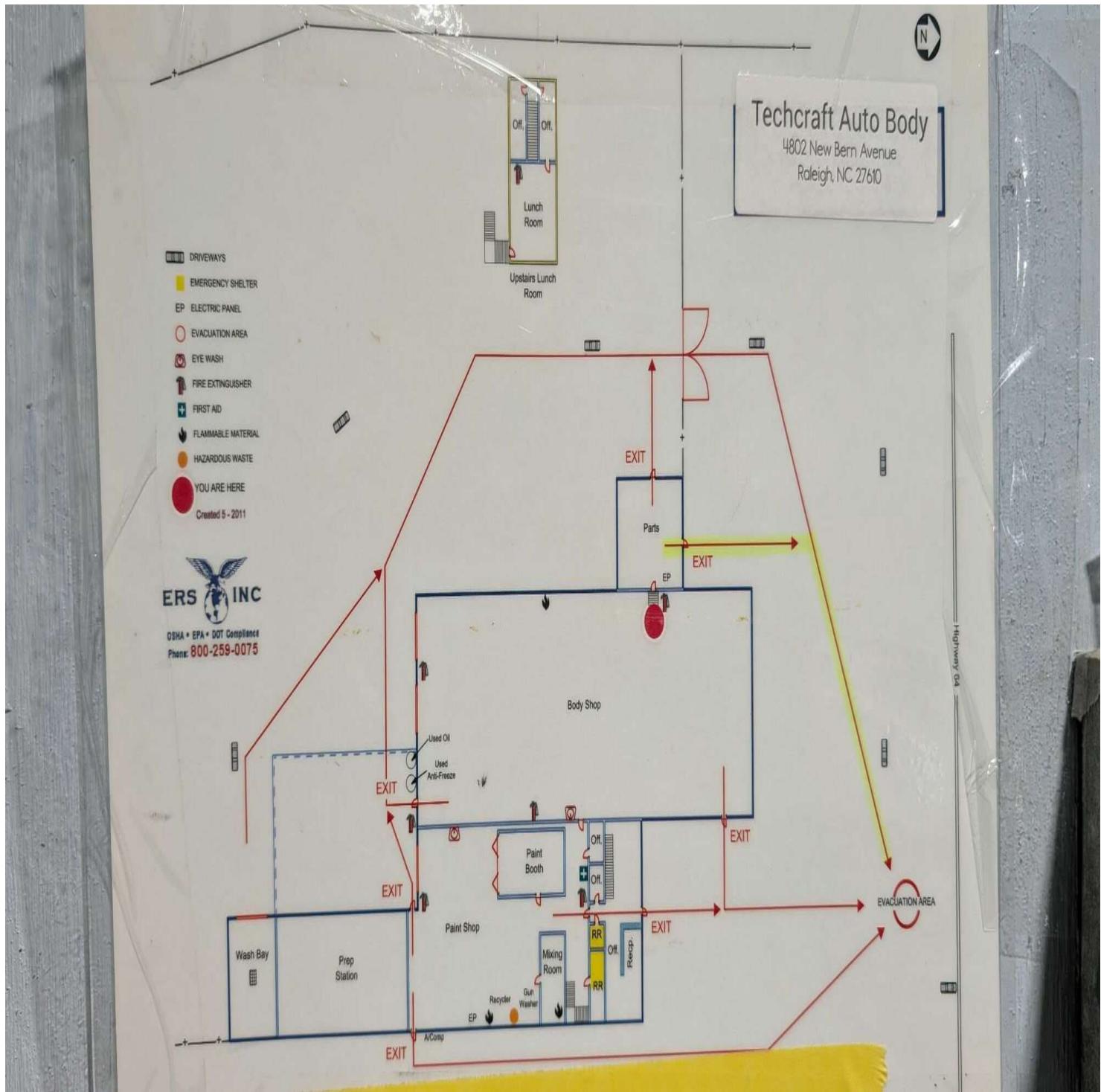
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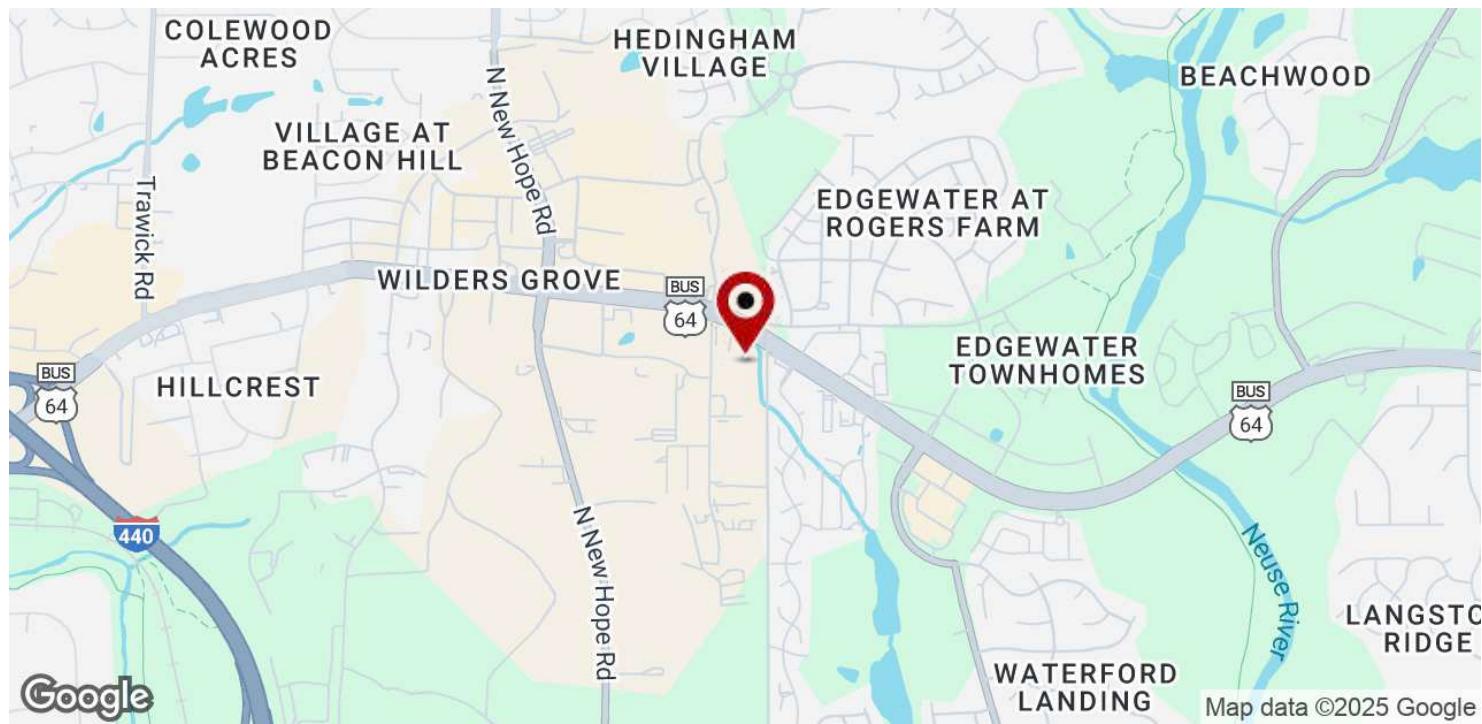
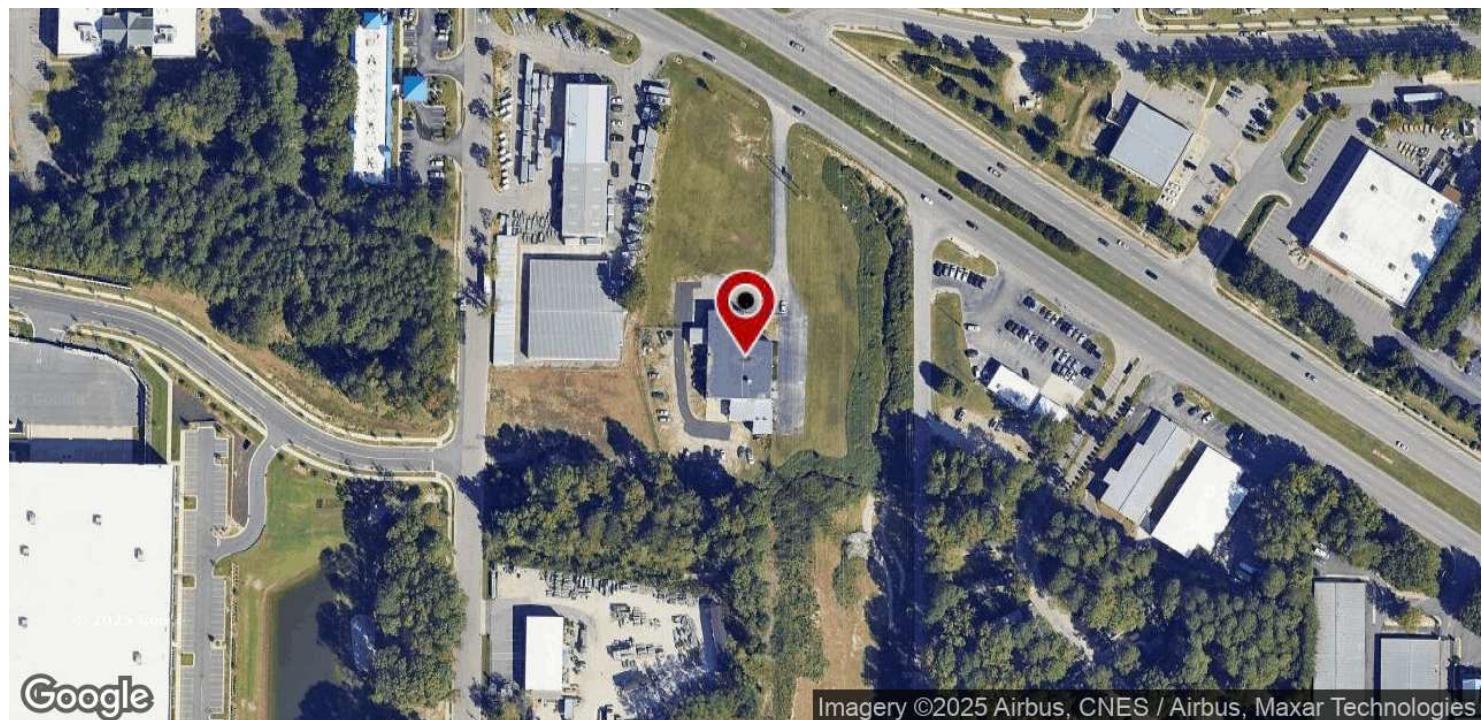
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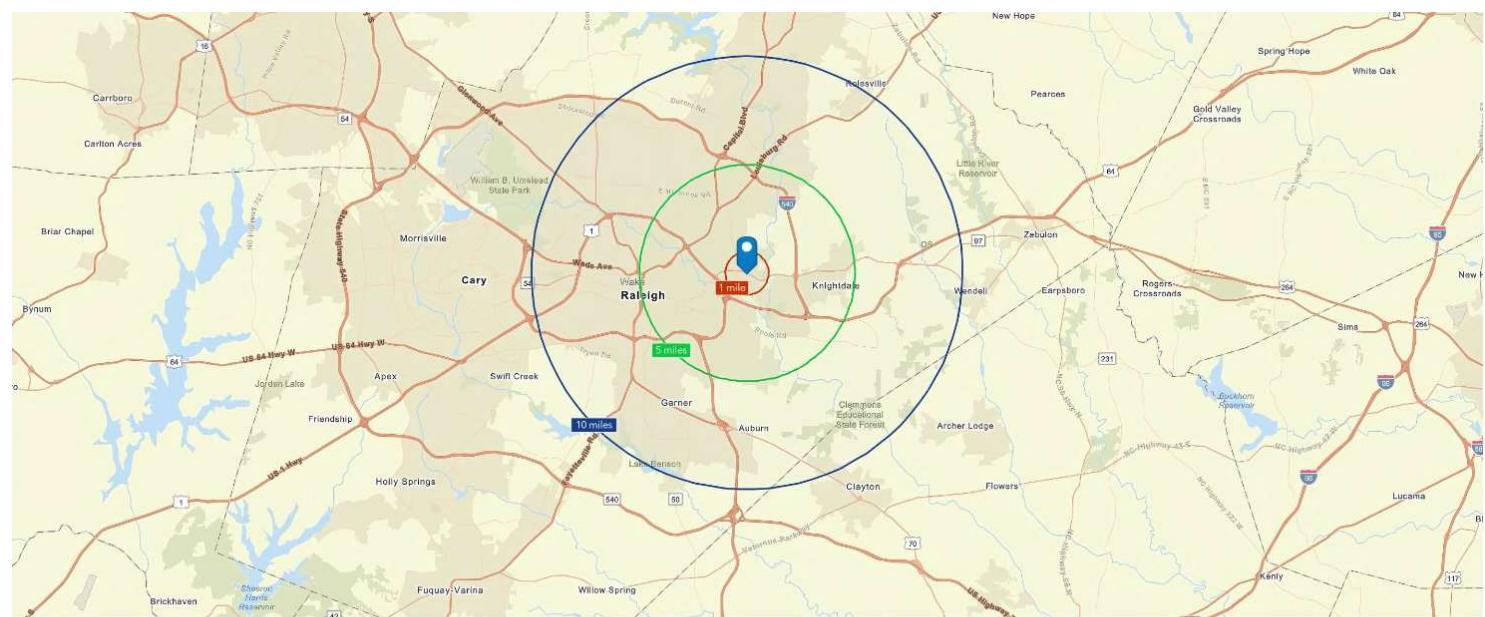
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1 MILE

5 MILES

10 MILES

	1 MILE	5 MILES	10 MILES	POPULATION
<b>2025 Estimated Population</b>	8,442	191,986	568,515	
<b>2030 Projected Population</b>	9,052	209,087	614,868	
	1 MILE	5 MILES	10 MILES	HOUSEHOLD
<b>2025 Estimated Household</b>	3,091	76,221	237,838	
<b>2030 Projected Household</b>	3,369	84,364	261,179	
	1 MILE	5 MILES	10 MILES	HOUSING
<b>2025 Estimated Owner Occupied Housing</b>	1,895	40,560	127,523	
<b>2025 Estimated Renter Occupied Housing</b>	1,196	35,661	110,315	
	1 MILE	5 MILES	10 MILES	BUSINESS
<b>2025 Estimated Total Business</b>	458	9,765	27,951	
<b>2025 Estimated Total Employees</b>	3,594	156,108	344,405	

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