



**MLS #:** 10160135      **Status:** Active  
119 Hillsboro Street

**COMMERCIAL SALE**

Pittsboro , N 27312      Pittsboro  
**Subd:** / Nghbd:  
**Special Listing Condition** Standard

**M** **DOM:** 0      **LP:** \$450,000  
**CDOM:** 0      **SP:**  
**Pending Timestamp**  
**Concessions**  
  
**Est/Closing Date**

**Directions**

Directions **At Pittsboro roundabout, north on Hillsboro Street, property is on left approximately 1/2 block north of Salisbury Street**

**Measurements- Lot**

Site Acres: **0.05**      Lot Dim: **25x95x25x95**  
Approx Lot SqFt:      Road Frontage:  
Cross Street: **Salisbury Street**

**General Information**

**Building Name**      **Building Area Total** 1,475  
**New Construction YN**      **Minimum SqFt Available**  
**Year Built** 1945      **Maximum SqFt Available** 1,475.00  
**Traffic Count** 10      **Minimum Lease Per SqFt**  
**Number Of Buildings**      **Ceiling Height**  
      **Number of Rentals**  
      **Parking Total**  
      **Number of Drive-in Doors**

**Public Data, Taxes, Financing**

Tax Value: **\$31,581.00**      Tax Rate  
Zoning: **C-4**      Inside City: **Pittsboro**  
Parcel Num **0007903**  
Tax Map Num  
Tax Block  
Tax Parcel Letter  
Tax Lot  
Tax Legal Description **Pi-6-2-6**

**Vacancy Rate**  
**Gross Scheduled Income**  
**Gross Income**  
**Operating Expense**

**Features**

**Construction Materials** Brick Veneer      **Inclusions**  
**Distance To Airport Units** Miles      **Property Sub Type** Retail      **Listing Terms** Cash, Conventional  
**Utilities** Electricity Connected, Sewer Connected, Water Connected

### Remarks

**Public Remarks** Pittsboro Main Street! Prime commercial opportunity in the heart of Downtown Pittsboro! This one-level brick building offers excellent visibility along Hillsboro Street with strong line-of-sight exposure in a rapidly growing area. Ideal for retail, office, or service-based businesses seeking a high-traffic location with public parking nearby. Property features a recorded survey for added confidence and ease of transaction. Open interior layout provides flexibility for a variety of uses. Please note: no kitchen or grease trap - perfect for concepts that do not require food prep infrastructure. Surrounded by ongoing development and increasing foot traffic such as Chatham Park, Disney/Asteria, this location presents outstanding rental income potential for investors or owner-occupants looking to establish a presence in one of the region's most dynamic downtown corridors.