

RETAIL PROPERTY FOR SALE

3456 North Carolina 705

Robbins, NC 27325



for more information

NEIL GRANT

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price:	Subject To Offer
Lot Size:	0.98 Acres
Building Size:	2,000 SF
Zoning:	RA
Price / SF:	-

property description

This freestanding 2,322 square foot gas station offers a solid footprint for owner-operators or investors seeking a repositioning opportunity in Robbins, NC. The site includes four gas pumps and one diesel pump, supported by above-ground fuel tanks for both gasoline and diesel. While the underground fuel lines require repair, this presents a value-add opportunity for buyers ready to modernize operations and reintroduce a full-service station in a supply-constrained market. The building's square footage allows for flexible interior use—convenience retail, quick-serve food, or sublet options—while the lot offers sufficient vehicle circulation and parking. Priced at \$495,000, this asset is well suited for redevelopment or rebranding with high ROI potential.

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ROBBINS, NC 27325

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Retail
Property Subtype	Free Standing Building
APN	00010491
Building Size	2,000 SF
Lot Size	0.98 Acres

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- 2,322 SF building with flexible interior use
- 4 gas pumps and 1 diesel pump on-site
- Above-ground diesel and gas tanks
- Fuel lines require excavation and repair
- Investment or owner-operator opportunity
- Listed at \$495,000

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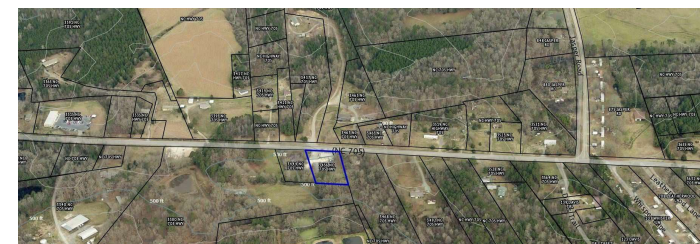
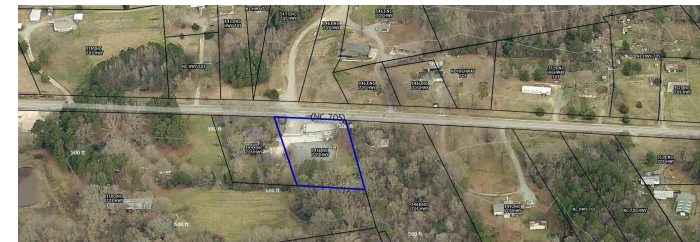


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ADDITIONAL PHOTOS



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