



# OWNER OCCUPANT OR INVESTOR OPPORTUNITY FOR SALE

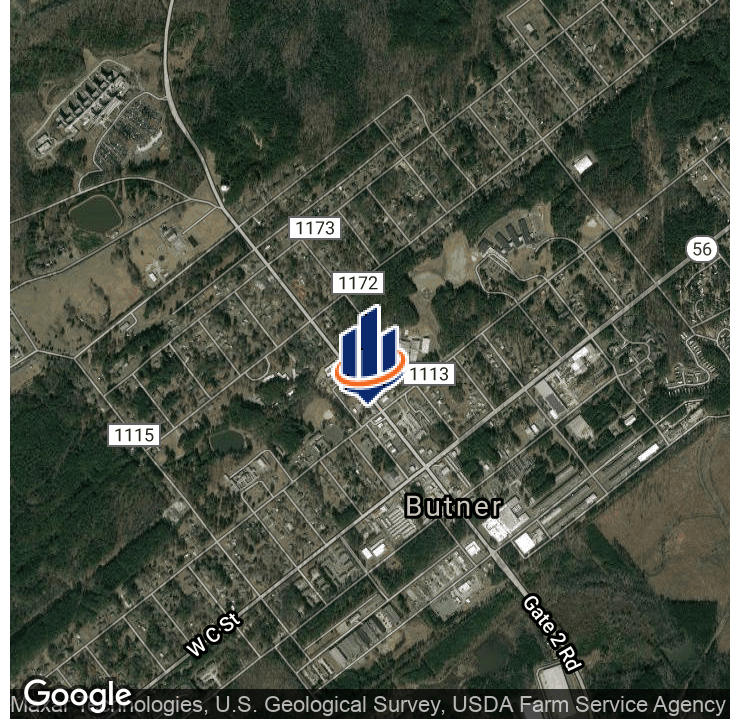
401 CENTRAL AVENUE  
BUTNER, NC 27509

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$295,000
Building Size:	2,036 SF
Lot Size:	0.42 Acres
Price / SF:	\$144.89
Cap Rate:	6.68%
NOI:	\$19,715
Year Built:	1975
Renovated:	2002
Zoning:	B-1, Business
Market:	Butner

## PROPERTY OVERVIEW

Owner Occupant or Investor opportunity. This 2,036 SF office building--formerly a bank branch, currently leased by the State of North Carolina--is located 20 miles north of the Research Triangle area on Central Ave. in the heart of downtown Butner. The area provides for a mixture of residential and industrial uses; with several light industrial properties and service businesses located nearby.

Tenant has been in place for over 13 years and has provided a stable income. The short term lease would provide the new owner the ability to re-negotiate terms with the Tenant or take over the building for owner occupancy.

## PROPERTY HIGHLIGHTS

- Free Standing Office Building
- Tenant in place since 2007, has renewed annually since 2008. Call broker for details on lease history.
- A short-term lease through October, 2021 provides flexibility for the buyer
- Potential Owner uses: Law Firm, Insurance or other professional services end-user
- Visibility at the corner of Central Avenue and West D Street

# Additional Photos



# Aerial Map

