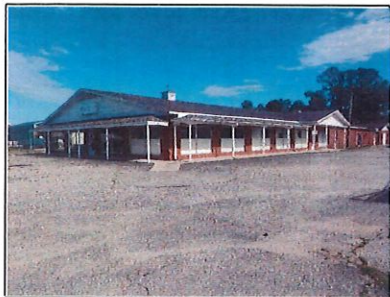


LISTING DETAIL

MLS # **2435317**
 Status **ACTIVE**
COMMERCIAL IMPROVED
Retail
 Address **603 S Wall Street**
 City **Benson**
 State **NC**
 Zip **27504-1823**
 List Price **\$598,900**

Ed W Angell
Wood Realty Group, Inc.
 OFC: 919-894-6161
 PrfPh: 919-720-1595
109 East Main St
Benson NC 27504
 edangell@woodrealtync.com
 https://Angellrealty.com

**GENERAL**

Inside City	Yes	Flood Plain		Number of Rentals	
Building Name		Lot Dimensions	37026 SF	Total Parking	
New Construction	No	Lot Number	2	# of Drive-in Doors	2
Est Fin Month		Building SqFt	16,201	Number of Docks	
Est Fin Year		Minimum SqFt Available	12,600	Vacancy Rate	
For Sale		Maximum SqFt Available	16,201	Rail Service	
For Lease		Minimum Lease/SqFt	\$0		
Year Built	1964	Max Lease/SqFt	\$0		
Cross Street		Road Frontage	151		
Traffic Count		Ceiling Height	10		
Site Acres	0.85	Number of Buildings	1		
Approx Lot SqFt	37,026.00	Number of Stories	1		
List Price/SqFt		# of Units			

FEATURES

Secondary Type	Bus/Flex, Industrial, Office, Other, Retail	Utilities	Electricity, Gas, Sewer, Telephone, Water
Terms	Cash, Conventional, Sale	Sprinklers	None
Sale/Lease Includes	Bldg(s), Land	Easements	Water
Construction	Block	Special Conditions	No Special Conditions
Roof	Other		
Foundation Description	Slab		
Heating	Central Heat, Gas, Only Office Heated		
A/C	Window Unit(S)		

FINANCIAL

County	Johnston	Tax Map/Blk/Prcl/Lot		Gross Scheduled Income	
PIN #		LegalDesc	Lot 2 Holland 70/441	Gross Operating Income	
Tax Rate				Operating Expense	
Tax Value	\$309,570.00			Annual Net Oper. Income	

REMARKS

IDEAL BENSON COMMERCIAL RETAIL OR OFFICE SPACE ON HWY 301! Includes Store Front Retail Space, Two (2) Large Multi-Use Rooms, 17+ Offices, Several Rooms Large Enough For Conferencing, Kitchen, Men's & Women's Multi Stall Bathrooms. Warehouse Space With Two (2) Overhead Receiving Doors. Building is Priced to Sell! Contact Listing Agent to See Property: Ed Angell 919-720-1595
Directions From Down Town Benson, Head northwest on E Main St to Hwy 301 (Wall St), Turn left or South on Hwy 301 (Wall St), head South on Hwy 301 for .4 miles, building will be on your left.