



Asking Price:

\$799,000

Contact us:

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OFFICE PROPERTY FOR SALE

120 E. Main St | Youngsville, NC 27596 Investment Opportunity

- 7.4% CAP Rate
- 100% leased, long term tenants.
- Downtown Youngsville 5,840 square foot mixed-use building
- Renovated in 2017

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FOR SALE | 120 E. YOUNGSVILLE | NC 27596



INVESTMENT SUMMARY | 120 E. MAIN ST. YOUNGSVILLE | NC

THE OFFERING

Address	120 E. Main St Youngsville, NC
Parcel ID Number	1852-58-0266
Zoning	MSBD Main Street Business District
Current Use	1st Floor Restaurant 2nd Floor Office
Submarket	Franklin County

SITE DESCRIPTION

Rentable Square Feet	±5,860 SF total ±2,930 SF per floor
Year Constructed	1912, Renovated in 2017
Lot Size	.10 Acres
Type of Ownership	Fee Simple
Parking	Shared
Landscaping	Shrubs and Ground Cover
Topography	Flat

CONSTRUCTION

Foundation	Concrete Slab
Exterior	Brick
Parking Surface	Gravel
Roof	Metal

MECHANICAL

HVAC	Left Side
Utilities	Water & Electric

INTERIOR DETAIL

Walls	Brick & Dry Wall
Ceilings	Open Ceiling Drop Ceiling
Floor Coverings	Sealed Concrete Hardwood Floors
Rest Rooms	To Code

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PROPERTY DETAILS



5840
Square Feet



.1
Acre



\$799,000
Sale Price



2009
Year Built



Type
Office



Modified Gross
Lease Type



US 1
0.2 Mile

THE AREA

- > Located in Downtown Youngsville
- > Found in the southwestern part of Franklin County
- > Less than half a mile from US 1
- > ±1 miles from Franklinton Industrial Park
- > Youngsville recently approved Main Street Improvement Project (2018)

DEMOGRAPHICS - 5 MILES



Current Population
(2017)
43,600



Median Household Income
(2017)
\$61,044



Projected Population
(2022)
49,689



Total Households
(2017)
15,641



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