

# MILLER HATCHER

## COMMERCIAL REAL ESTATE

8142 DEPOT ST. RURAL HALL, NC 27045

SALE/LEASE



### PROPERTY OVERVIEW

- Flex/Showroom/Warehouse
- Loading Dock
- 2,400 SF Work Space
- 1,000 SF Storage Garage
- Close access HWY 52
- \$135,000/\$1,000 NNN



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## COMMERCIAL REAL ESTATE

8142 DEPOT ST. RURAL HALL, NC 27045

SALE/LEASE

### LOCATION

Address 8142 Depot St.

City Rural Hall Zip 27045 County Forsyth

### PROPERTY DETAILS

Property Type Flex/Warehouse Acres  $\pm$  .25 Roof Flat

Available SqFt  $\pm$  3,400 Floors 1 Docks 1

Building SqFt  $\pm$  2,400 Restrooms 2 Ceiling Height  $\pm$  12'

Storage SqFt  $\pm$  1,000 Flooring Vinyl/Tile Parking  $\pm$  12

Year Built 1962 Bldg Exterior Brick

### UTILITIES

Electrical City Sewer City Heat Gas Furnace

Water City Air Heat Pump Gas Natural Gas

### TAX INFO

Zoning PB Tax Block 4904015 Tax PIN 6910-79-9468

Tax Lots 015

### PRICING

Price \$135,000 Rent/mo  $\pm$  \$1,000 Lease Value NNN

### COMMENTS

Great flex/showroom/warehouse space right in the heart of Rural Hall. Wide open work space with offices and work rooms. Loading dock with insulated garage door and room for trailer deliveries. Additional 1,000 SF storage garage with power. Great for contractors, owner/operator or service. Right on Broad St. and minutes from HWY 52. Owner will lease to qualified tenant.



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