



1888 Sunset Ave, Rocky Mount NC, 27804

Asking rent: \$3950

Listing Details

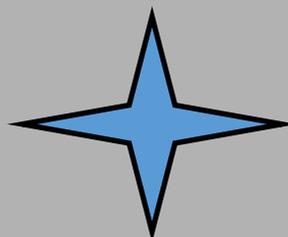
Highlights

Lease Type: Modified Gross	.Freestanding building	.Has large freestanding signage
Property Type: Retail/Office	.Located on main city street	.Roof replaced in 2022
Sq footage: 3800	.2 min drive from highway 301	.1 min drive from city lake
Acres: 0.40	.2 min drive from national retail	.City utilities present
Zoning: B2 (Commercial)	.Excellent visibility	.Zoned commercial

Located in Rocky Mount NC, this well located freestanding building offers a large amount of usage possibilities. The building includes a couple partition office rooms, a large open floor common area, 2 bathrooms, and 2 doors of entry. The roof was replaced in 2022 and the building is on city utilities. The property itself is located on the busiest city street and includes a large monumental sign that is highly visible. The property is a 2 min drive from highway 301 and national retail such as Sam's Club, Panera Bread, Popeyes, and more. Don't miss this amazing opportunity before it leaves the market.

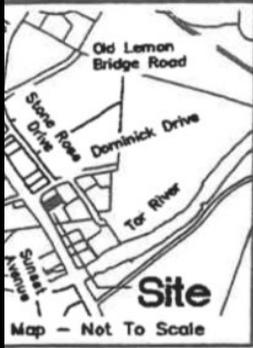


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821 Country Club Rd, Suite 10
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I, Scott M. Bumgarner, Professional Land Surveyor, certify that this map was drawn under my supervision from an actual field survey made under my supervision (from Deed Description recorded in Book 1176, Page 830.) That the boundaries not surveyed are clearly indicated as drawn from information found in Book as, Page shown; That the ratio of precision as calculated is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This 20 day of February 2012

I, Scott M. Bumgarner, Professional Land Surveyor No. L-4579, certify that this plot is of a survey of an existing parcel or parcels of land.

Scott M. Bumgarner
Scott M. Bumgarner, Professional Land Surveyor No. L-4579



North

NC Grid North - NAD 83(NSRS 2007)

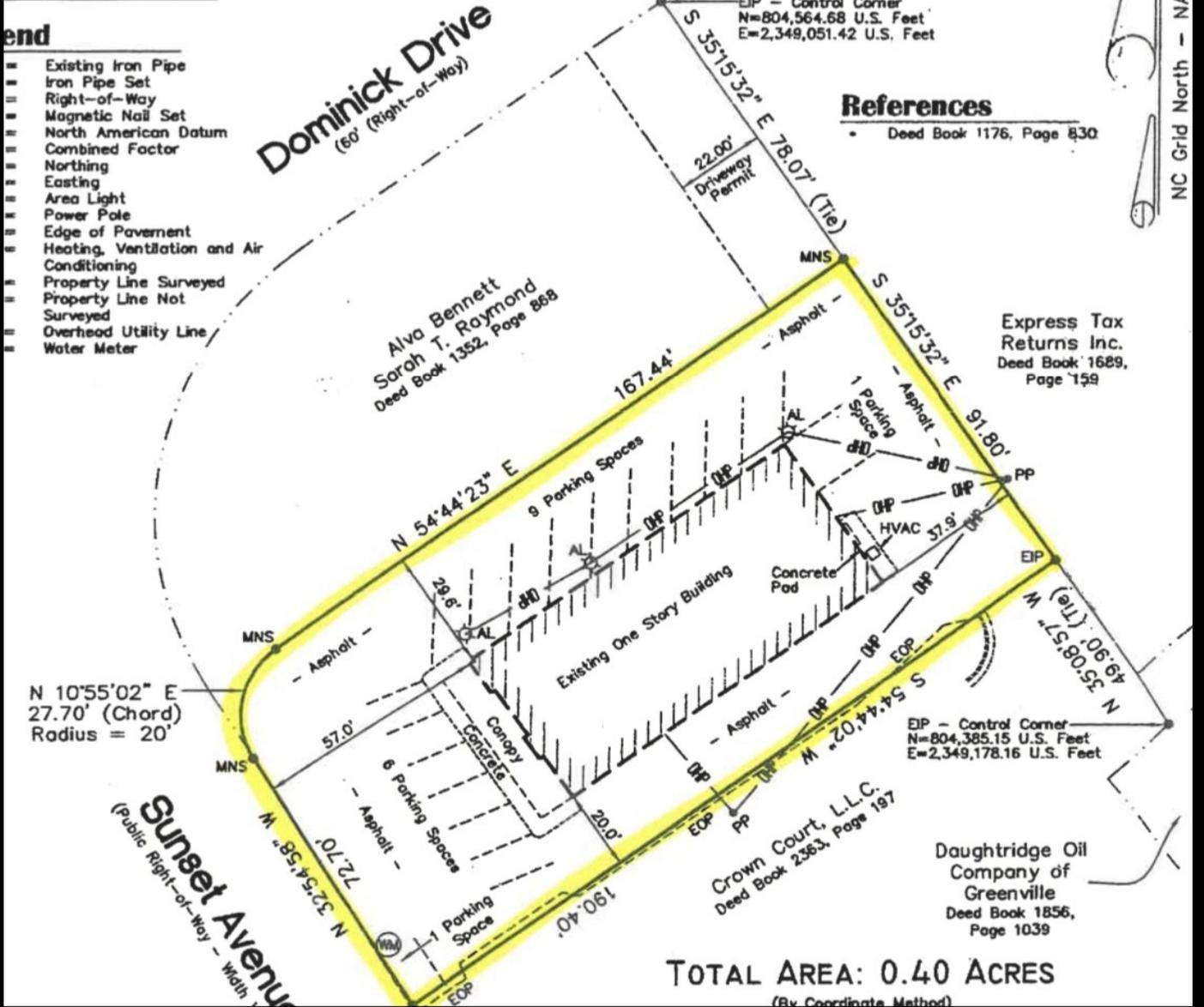
Legend

- Existing Iron Pipe
- Iron Pipe Set
- Right-of-Way
- Magnetic Nail Set
- North American Datum
- Combined Factor
- Northing
- Easting
- Area Light
- Power Pole
- Edge of Pavement
- Heating, Ventilation and Air Conditioning
- Property Line Surveyed
- Property Line Not Surveyed
- Overhead Utility Line
- Water Meter

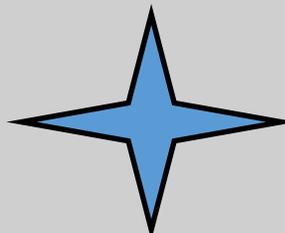
References

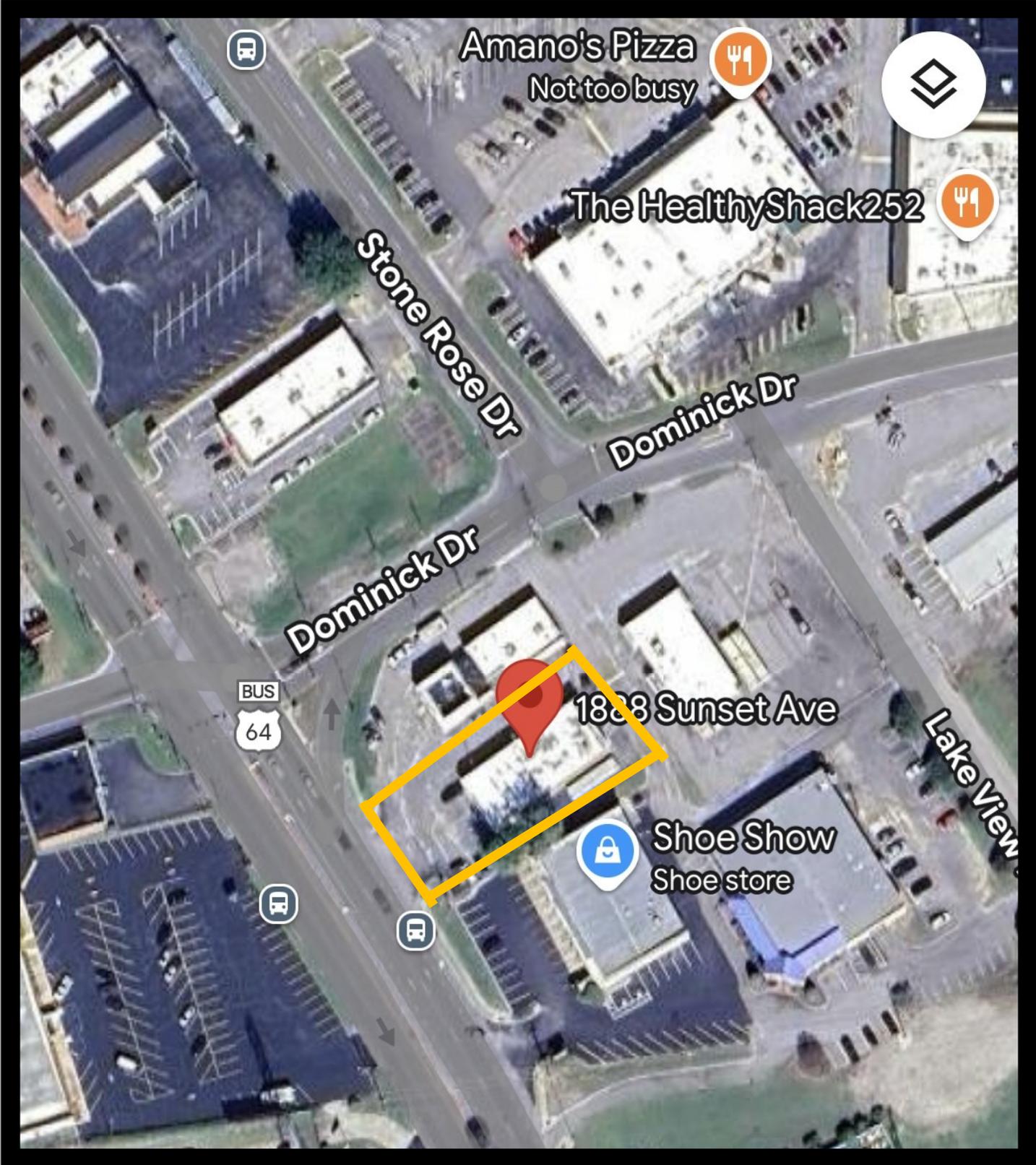
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