



1888 Sunset Ave, Rocky Mount NC, 27804

Asking rent: \$3950

Listing Details

Lease Type:	Modified Gross	.Freestanding building
Property Type:	Retail/Office	.Located on main city street
Sq footage:	3800	.2 min drive from highway 301
Acres:	0.40	.2 min drive from national retail
Zoning:	B2 (Commercial)	.Excellent visibility

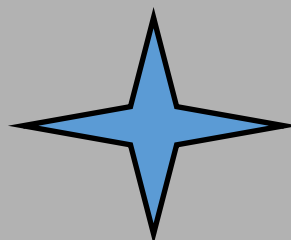
Highlights

- .Has large freestanding signage
- .Roof replaced in 2022
- .1 min drive from city lake
- .City utilities present
- .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.



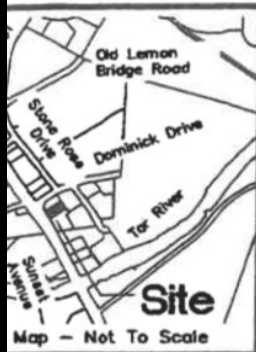
Phillip Rabil
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Fax: (252) 442-9487



CHAMBLISS & RABIL
 COMMERCIAL REALTY

821 Country Club Rd, Suite 10
 Rocky Mount NC, 27804

WWW.Chambliss-Rabil.com



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 88, Page 800; 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, 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

- Deed Book 1176, Page 830

Express Tax Returns Inc.
Deed Book 1689,
Page 159

EIP - Control Corner
N=804,385.15 U.S. Feet
E=2,349,178.16 U.S. Feet

Doughtridge Oil Company of Greenville
Deed Book 1856,
Page 1039

TOTAL AREA: 0.40 ACRES

(By Coordinate Method)



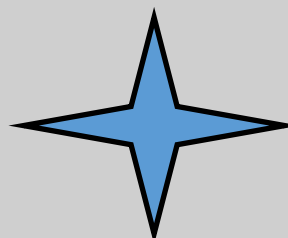
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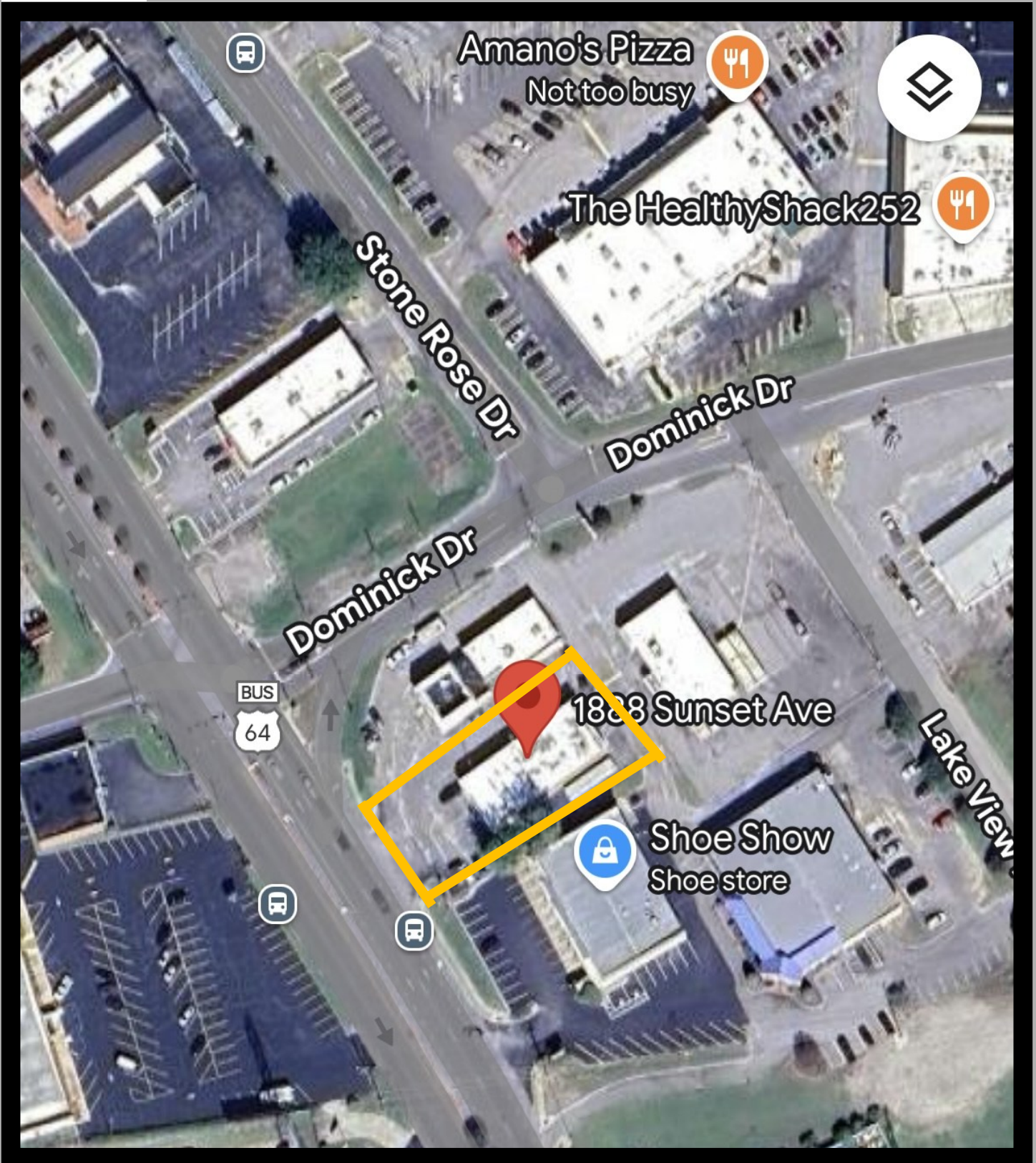


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