

INDUSTRIAL PROPERTY FOR SALE

420 SHOFFNER ST

420 Shoffner St | Graham, NC 27253



GRAHAM STOREY
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CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Graham, NC - a prime 2,000 SF industrial property built in 1997. This meticulously maintained space is primed for success, boasting I-1 zoning to accommodate a variety of industrial, warehouse, and distribution uses. Located in the Alamance area, this property offers a versatile canvas for a range of business operations. With its strategic positioning and well-maintained building, this property is ready to support the future growth and success of your industrial operations.

PROPERTY HIGHLIGHTS

- 2,000 SF industrial property
- Zoned I-1
- Versatile for warehouse and distribution uses
- Great location

OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	34,215 SF
Building Size:	2,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	216	838	2,601
Total Population	576	2,154	6,421
Average HH Income	\$51,621	\$47,944	\$50,354

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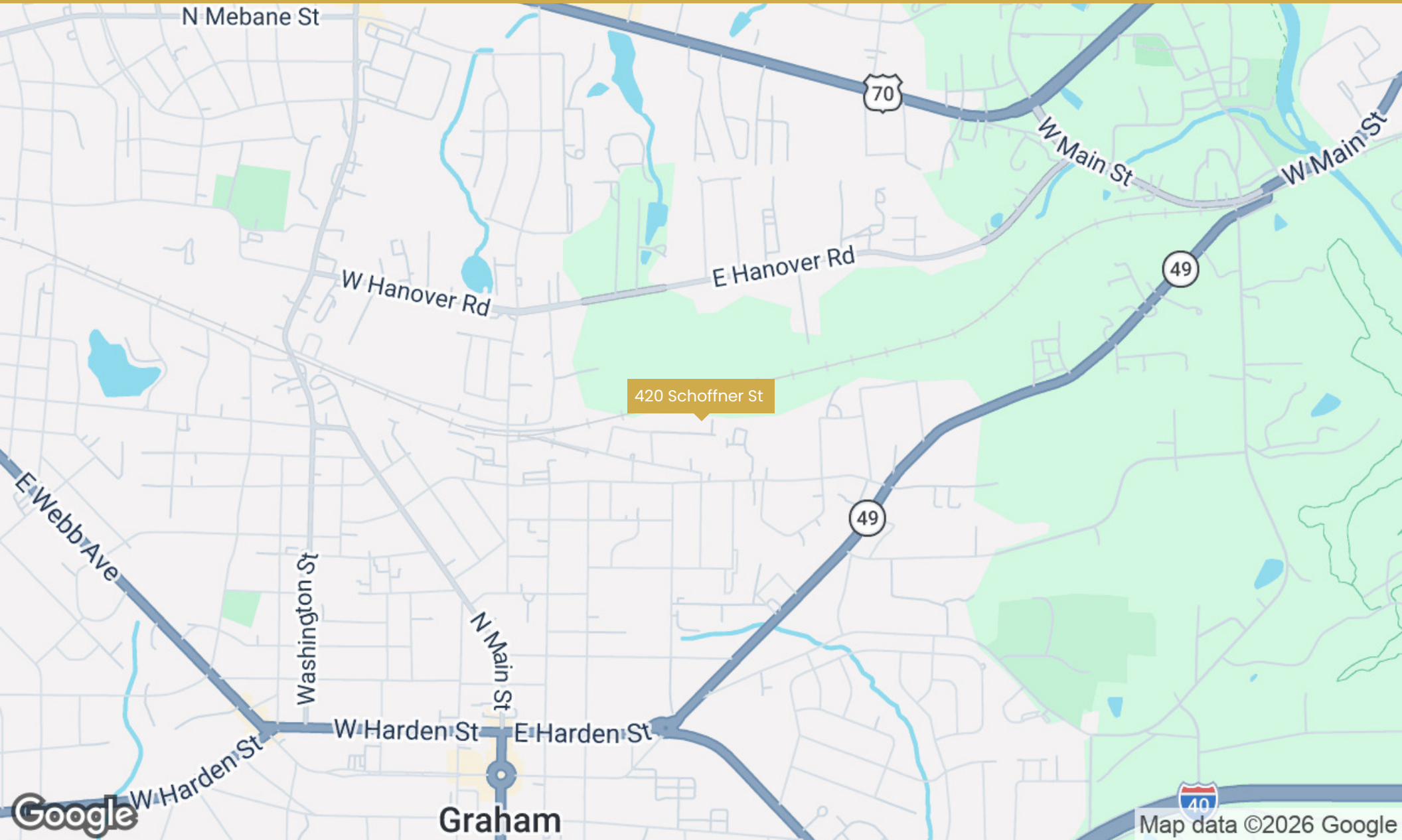
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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