



Clift COMMERCIAL
REAL ESTATE SERVICES

us hwy 1 multi-use building

table of contents

section I • property brochure

- property flyer
- additional photos
- improvements
- site plan
- floor plans

section II • property maps

- location map
- aerial imagery map
- topographic map

section III • zoning and tax data

- zoning information
- tax data

property information

name	us hwy 1 multi-use building
location	360 n. walnut street pinebluff, nc
county	moore
sq ft	15,000 +/- sq. ft. total
acreage	1.37
zoning	GB
price	\$1,100,000
potential uses	multi-use
utilities	water, power, septic
pin	845912869490
lrk	35387
tax data	\$3,032.55 - 2007

property description

This property is strategically located along US Hwy 1 in Pinebluff, NC. The property is 3 miles from Aberdeen and 6.5 miles from the Historic Village of Pinehurst, NC. This is the former home of the Kelly Auto Museum and has over 200+/- ft of road frontage along Hwy US 1. The property consists of two pre-engineered metal frame buildings. The main building is 9,000 +/- sq.ft. A finished showroom, conference room, office and two baths comprise approximately 4,260 sq. ft. and the remaining 4,740 +/- sq. ft. is warehouse space. Among other features of this primary structure is a security system, three over-sized drive-in doors and a sound system throughout. The second building is 6,000+/- sq.ft. warehouse space and is equipped with four oversized drive-in doors and two baths. One of the bays is used as a work shop area that is equipped with a lift.

please visit www.cliftcommercial.com or call

910.695.1909



155 West New York Ave • Southern Pines, NC 28387 • 910.695.1909 • sales@cliftcommercial.com

disclaimer: no warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other condition, withdrawal with notice, and to any special listing conditions imposed by principals.

additional photos



Year Build:

- Primary - 2000 / 8 years
- Secondary - 2001 / 7 years

Roof:

Both buildings have metal roofs with metal gutters; primary structure has a custom canvas awning over the front entry and the secondary structure has a 1,600 +/- sq. ft. covered car storage area along length of north side

HVAC:

Both structures 100% heated and cooled by heat pump systems with central air conditioning

Lighting:

Primarily high-bay, halide fixtures in both buildings with a combination of recessed fluorescent and incandescent fixtures in the office areas and baths

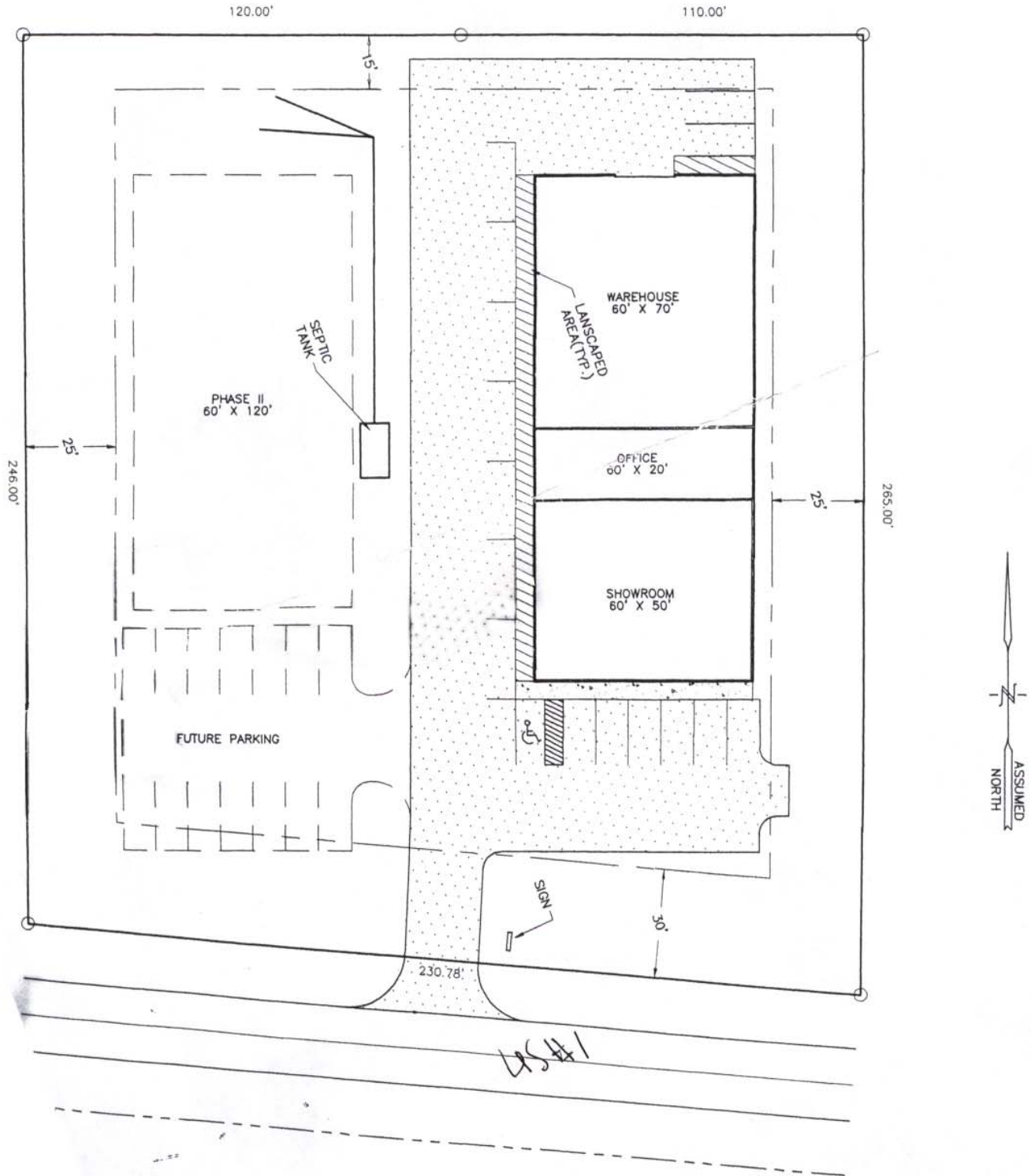
Electrical Service:

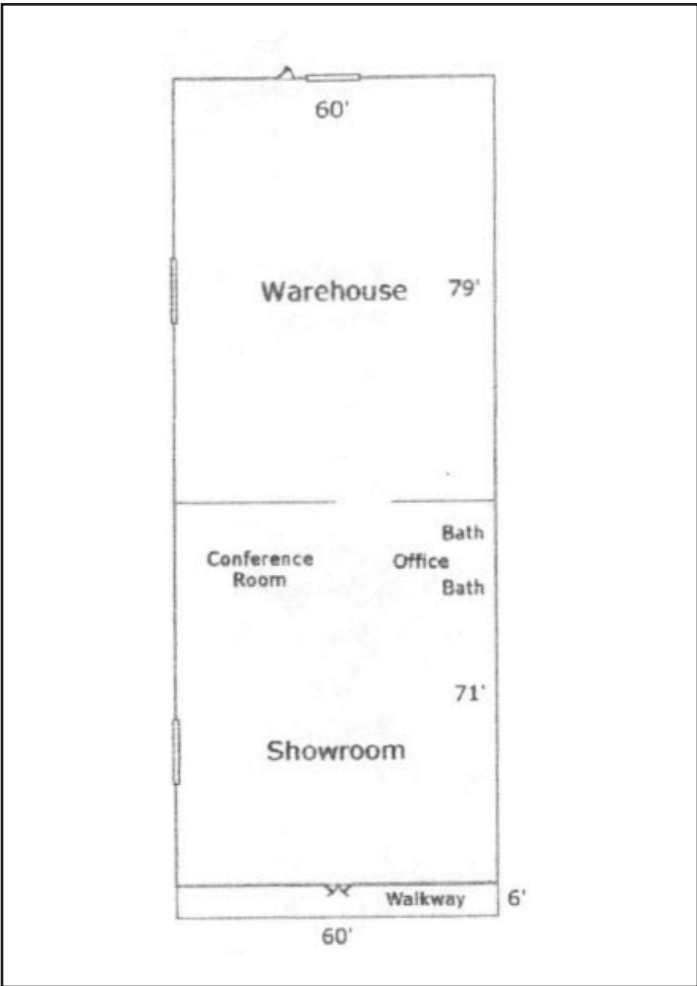
- Primary - 790-amp service
- Secondary - 580-amp service

Specialty Items:

- Primary - Security system; fixed, insulated vinyl clad windows along front of building; sound system; fire alarm system; wall hung based cabinets with a stainless steel sink and dishwasher in the office area; (2) 12'x11' overhead doors with electric door openers; (1) 10'x12' overhead door with an electric door opener; three ceiling fans
- Secondary - fixed, insulated aluminum clad windows along front of building; security system; washing machine/dryer hook-ups with a utility sink adjacent to the baths

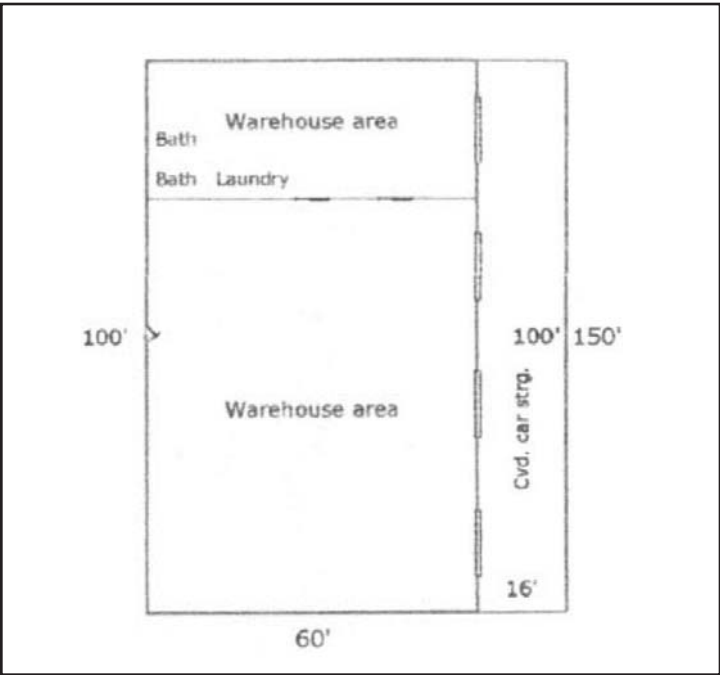
site plan

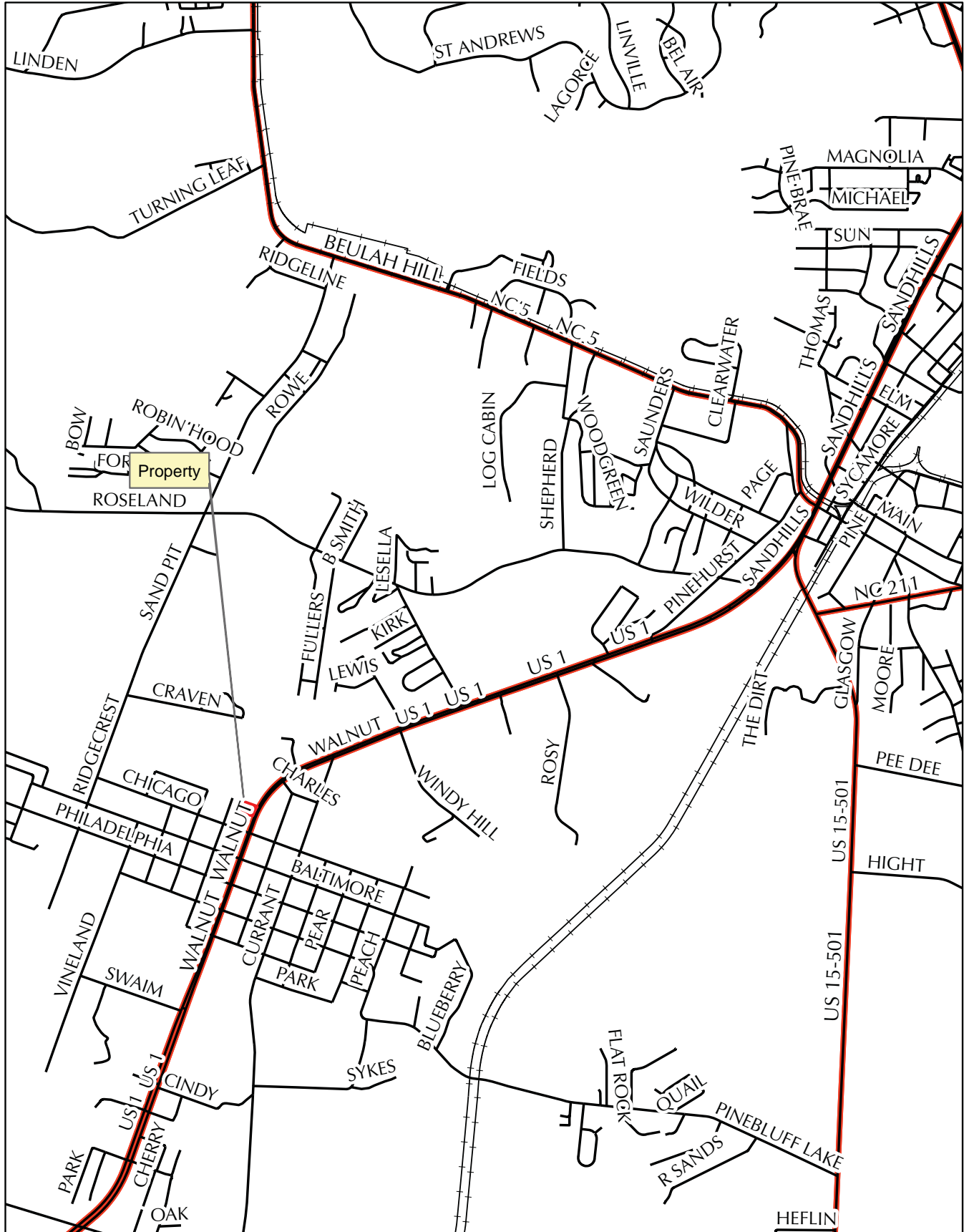




Main Building

Secondary Building





us hwy 1 multi-use building

Clift Commercial • 155 west new york ave • southern pines, nc
t 910.695.1909 • f 910.695.7236 • sales@cliftcommercial.com

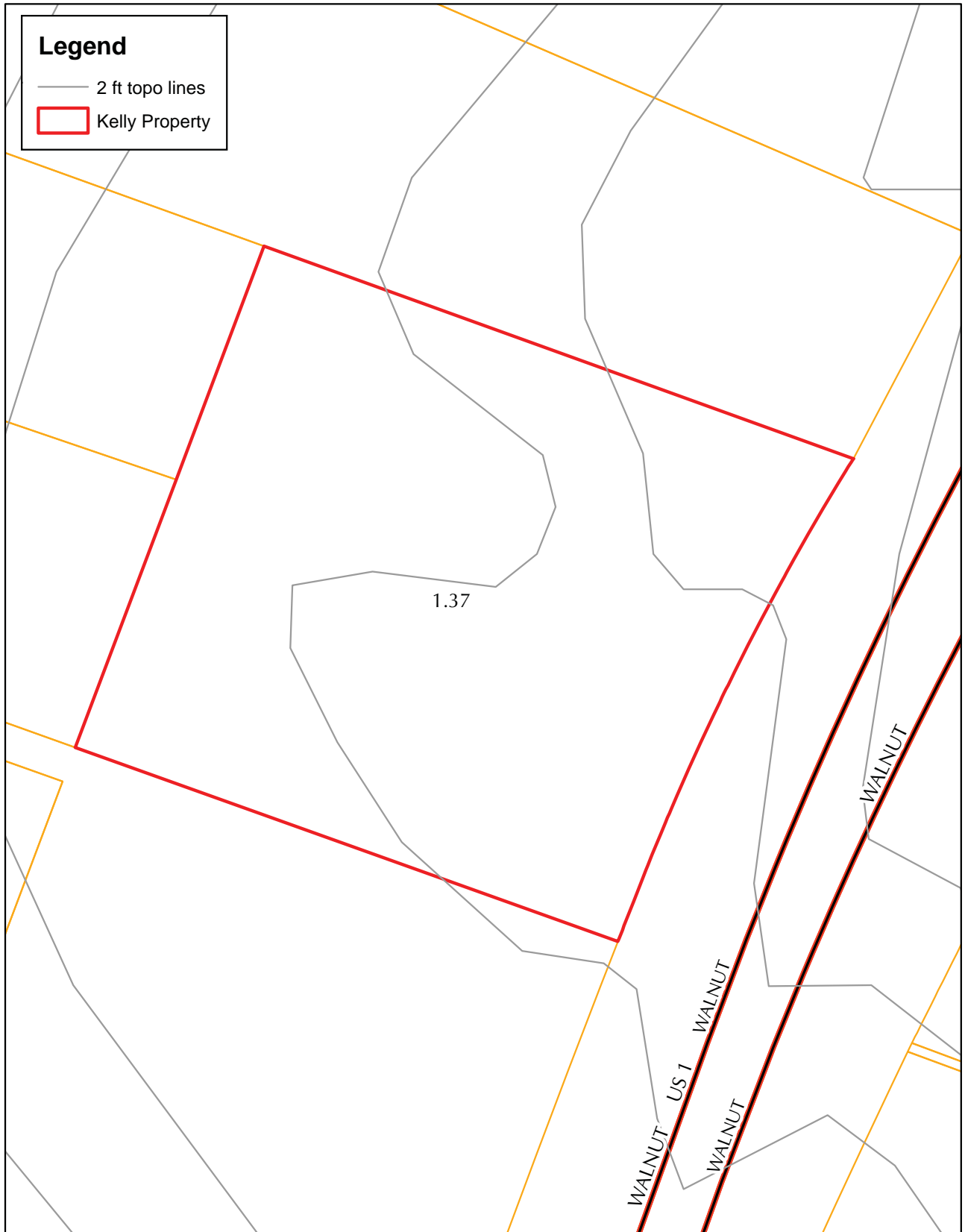
aerial imagery map



us hwy 1 multi-use building

Clift Commercial • 155 west new york ave • southern pines, nc
t 910.695.1909 • f 910.695.7236 • sales@cliftcommercial.com

topographic map



Town of Pinebluff - Unified Development Ordinance

§ 136**Commercial Districts Established**

- (a) The following commercial districts are hereby established: G-B (General Business), OI (office and institutional) and LI (Light Industrial).
- (b) The principal use of land in th GB District shall be for concentrated business development. Regulations are intended to encourage the construction of and the continued use of the land for commercial and service areas; and to prohibit heavier commercial and industrial uses which would substantially interfere with the orderly growth of the district to meet the needs of increased population in the market area.

Township: Sandhills
LRK: 57313 **PIN:** 845912869490

Owner Information:		Deed Information:	
Name:	KELLY, SUZANNE G REVOCABLE	Deed Book/Page:	1558/ 511
Address:	1600 MORGANTON RD LOT Y37	Property Desc:	WILSON LAND
City/State/Zip:	PINEHURST NC 283746602	Plat Book/Slide:	/
Phy Address:	360 N WALNUT ST	Sale Date:	10/11/1999
		Sale Amount:	\$0
Tax Values:		Deeded Acreage:	1.37
Total Land:	\$65,810	Taxable Acreage:	1.32
Total Bldg:	\$585,650		
Total Value:	\$651,460	Land Data:	
Deferred:	\$0	Topography:	
Total Taxable Value:	\$651,460	Street Access:	
Senior Exemption:	\$0	Utilities:	
Billing Value:	\$651,460		
		Office Information:	
Districts:		Neighborhood:	920B SEE Listing
City:	PINEBLUFF	Class Code:	CI
ETJ:		Land Use Code:	374
Fire:			
Zoning (Cities not included):	N/A		
Postal:	PINEBLUFF		
Watershed:			
Soil Type: See SOIL REPORT	CaB 1.23ACR, CaB 0.09ACR,		