



2404 Sunset Ave

2408 Sunset Ave, Rocky Mount, NC 27804



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General Information



Located on the busiest street in Rocky Mount, this property contains 2 buildings (Addresses = 2404 and 2408 Sunset Ave) and 2 businesses (Dry cleaners and coin laundry) that are ready to be bought. The dry cleaners building (2408 Sunset Ave) contains 2 floors (floor 1 = dry cleaners, floor 2 = office) that measures out to be 3115 square feet for each floor. The coin laundry building (2404 Sunset Ave) has only 1 floor that measures out to be 2741 square feet. Not only is this dry cleaner/coin laundry property for sell, but there is another property for sell in Rocky Mount that contains the same business as this one plus more (See 937 N Fairview Rd). The option to just purchase the business is also available. Don't miss an opportunity to invest in a piece of real estate that is in a city that is right in between New York and Florida (right off I-95), has recently added a brewery mill, and is about to open a 150,000 sq ft event center!

Zoning = B-3, Regional Commercial District. The B-3 District is intended for regional retail and personal services of significant size and service area that provide for the larger needs and convenience of those residing in the Community and surrounding areas. It is intended that regional commercial uses be developed as a unit with adequate off street parking space for customers and employees and with appropriate means of access, ingress, and egress with landscaping and screening and are therefore subject to all Planned Building Group requirements and standards of this LDC.

Price: \$2,400,000

Property Type:	Retail
Property Sub-type:	Freestanding
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.85 AC
Gross Leasable Area:	3,115 SF
Parking Ratio:	4.49/1,000 SF
Zoning Description:	B-3
APN / Parcel ID:	384011764403
Cross Streets:	Wesleyan Blvd



Location

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Scan using QR code scanner app on your smartphone and directly view the map on your device.



Aerial view

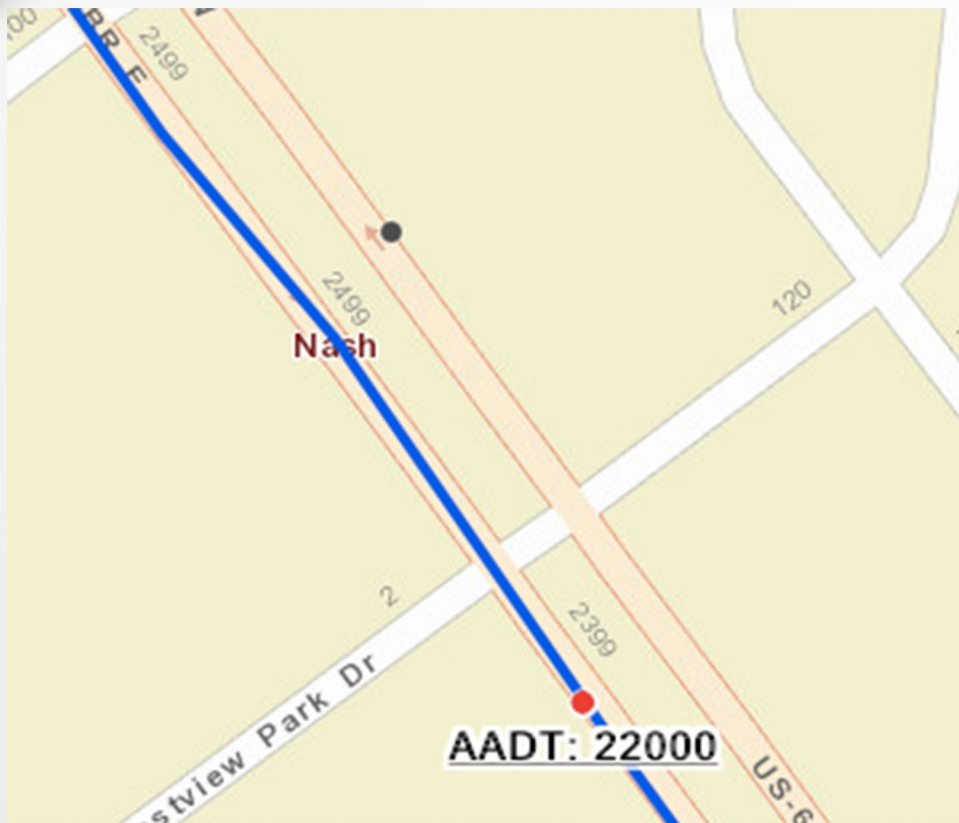
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Demographic Summary Report

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Rocky Mount Demographics Profile

Statistic	Rocky Mount	North Carolina	National
Population	56,175	9,940,828	318,558,162
Population density (sq mi)	1,273	181	91
Median age	37.0	38.3	37.7
Male/Female ratio	0.8:1	1.0:1	1.0:1
Married (15yrs & older)	48%	57%	55%
Speak English	95%	89%	79%
Speak Spanish	3%	7%	13%



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