

OFFICE FOR SALE

WILSON OFFICE BUILDING

3713 Nash St. NW, Wilson, NC 27896 - PRICE REDUCED!!



OFFERING SUMMARY

REDUCED SALE PRICE:	\$795,000
PRO FORMA CAP RATE:	10.1%
PRO FORMA NOI:	\$80,880
LOT SIZE:	0.59 Acres
BUILDING SIZE:	4,682 SF
RENOVATED:	2017
ZONING:	General Commercial
MARKET:	Wilson

PROPERTY OVERVIEW

Marquee small office building with multiple small tenant spaces, ideal for law firms, accountants, engineers, and other commercial uses.

LOCATION OVERVIEW

Highly convenient office building located on Nash St NW between Airport Blvd and Ward Blvd in Wilson, just minutes from Wilson Municipal Airport, Raleigh Road Parkway and Interstate 95. The building is surrounded by a good mix of residential communities as well as commercial centers with a nice mix of national brands and popular local favorites. Nearby you'll find Food Lion, Subway, Bojangles, Paul's of New York and El Tapatia Mexican Restaurant, as well as CVS, Mr Tire, Advanced Auto Parts, Shell and Providence Bank.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
919.675.2750
4700 Homewood Court ,
Suite 200
Raleigh, NC 27609

DIEGO MUNOZ
Commercial Realtor
O: 919.675.2750
C: 919.413.5131
diegom@kw.com
NC #273250



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated thispropertyavailable.com

OFFICE FOR SALE

WILSON OFFICE BUILDING

3713 Nash St. NW, Wilson, NC 27896



KW COMMERCIAL
919.675.2750
4700 Homewood Court ,
Suite 200
Raleigh, NC 27609

DIEGO MUNOZ
Commercial Realtor
O: 919.675.2750
C: 919.413.5131
diegom@kw.com
NC #273250

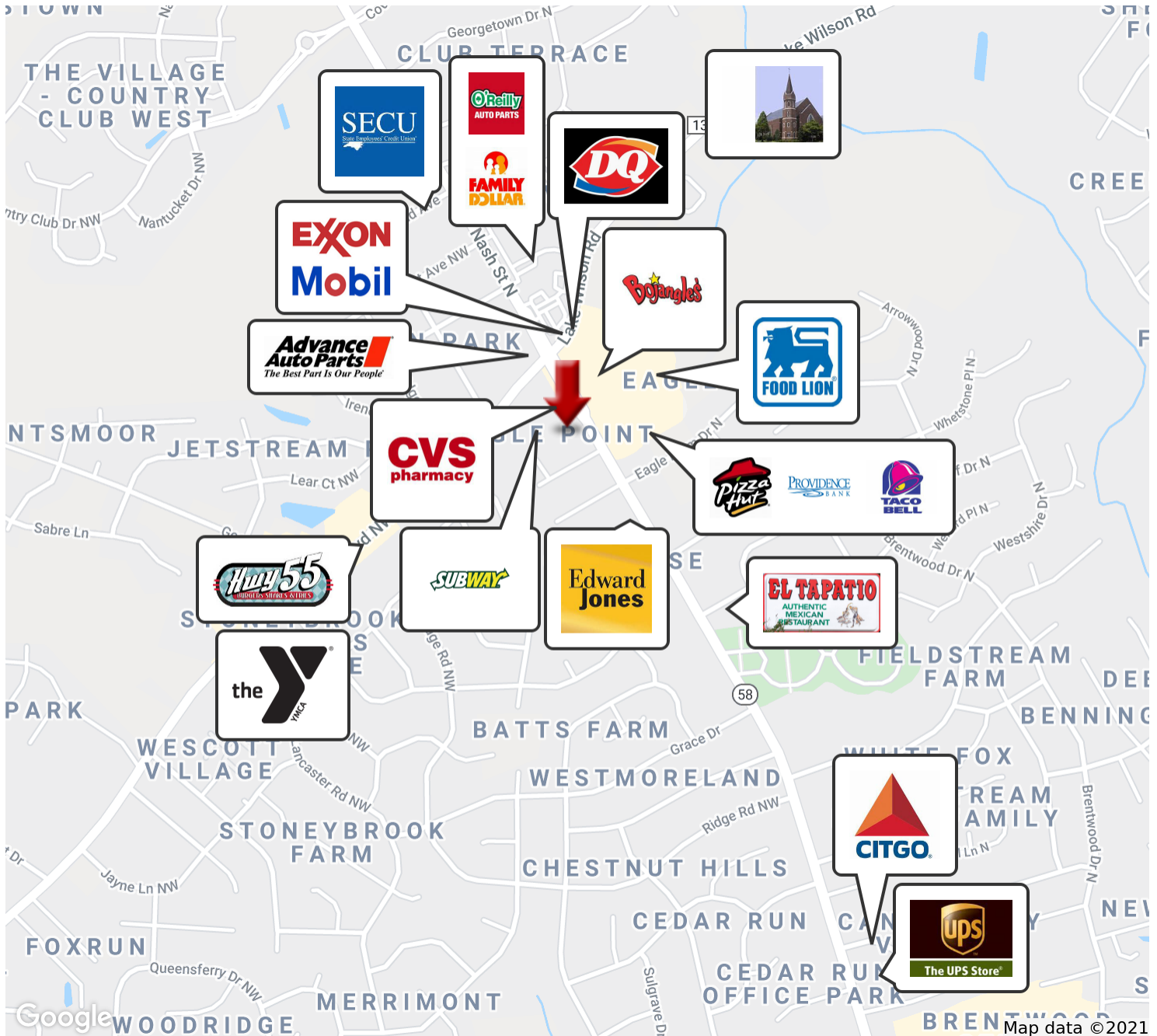


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated thispropertyavailable.com

WILSON OFFICE BUILDING

3713 Nash St. NW, Wilson, NC 27896



KW COMMERCIAL
919.675.2750
4700 Homewood Court ,
Suite 200
Raleigh, NC 27609

DIEGO MUNOZ
Commercial Realtor
O: 919.675.2750
C: 919.413.5131
diegom@kw.com
NC #273250



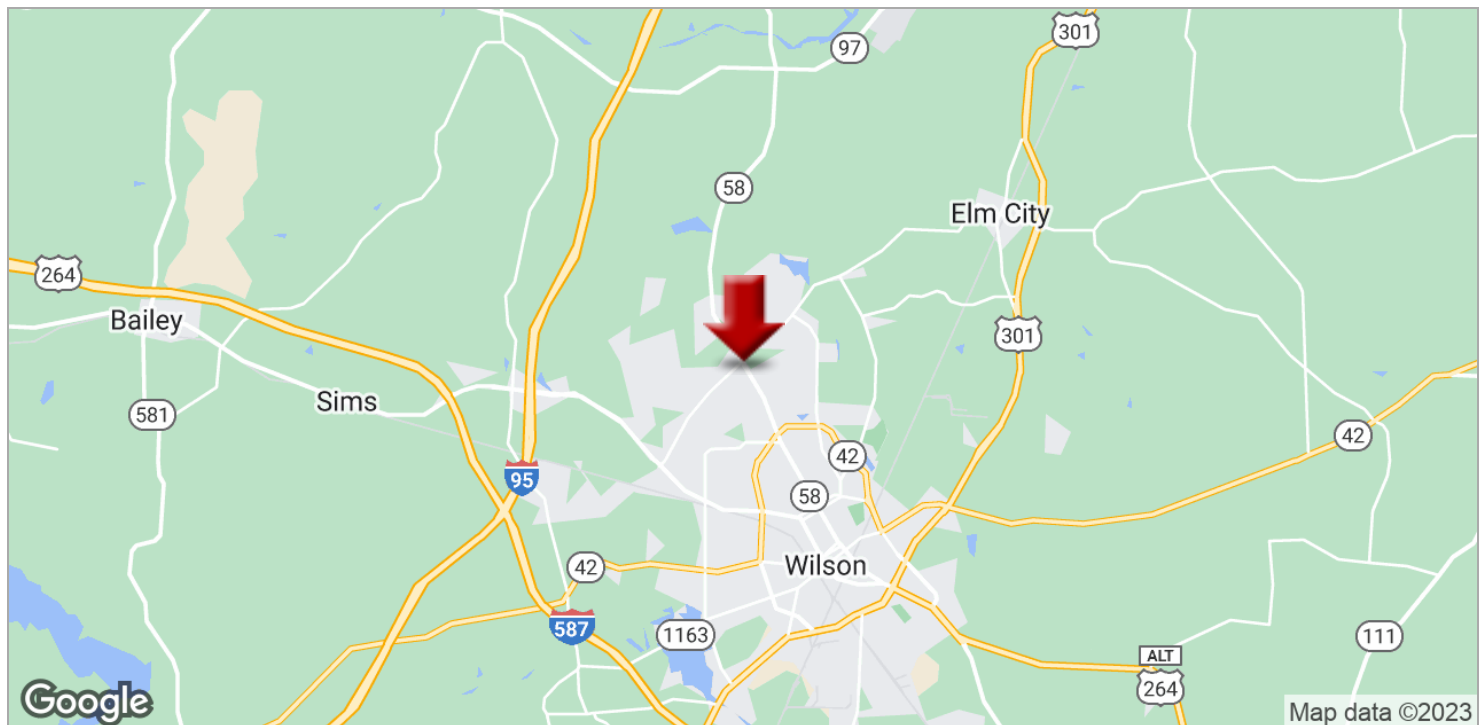
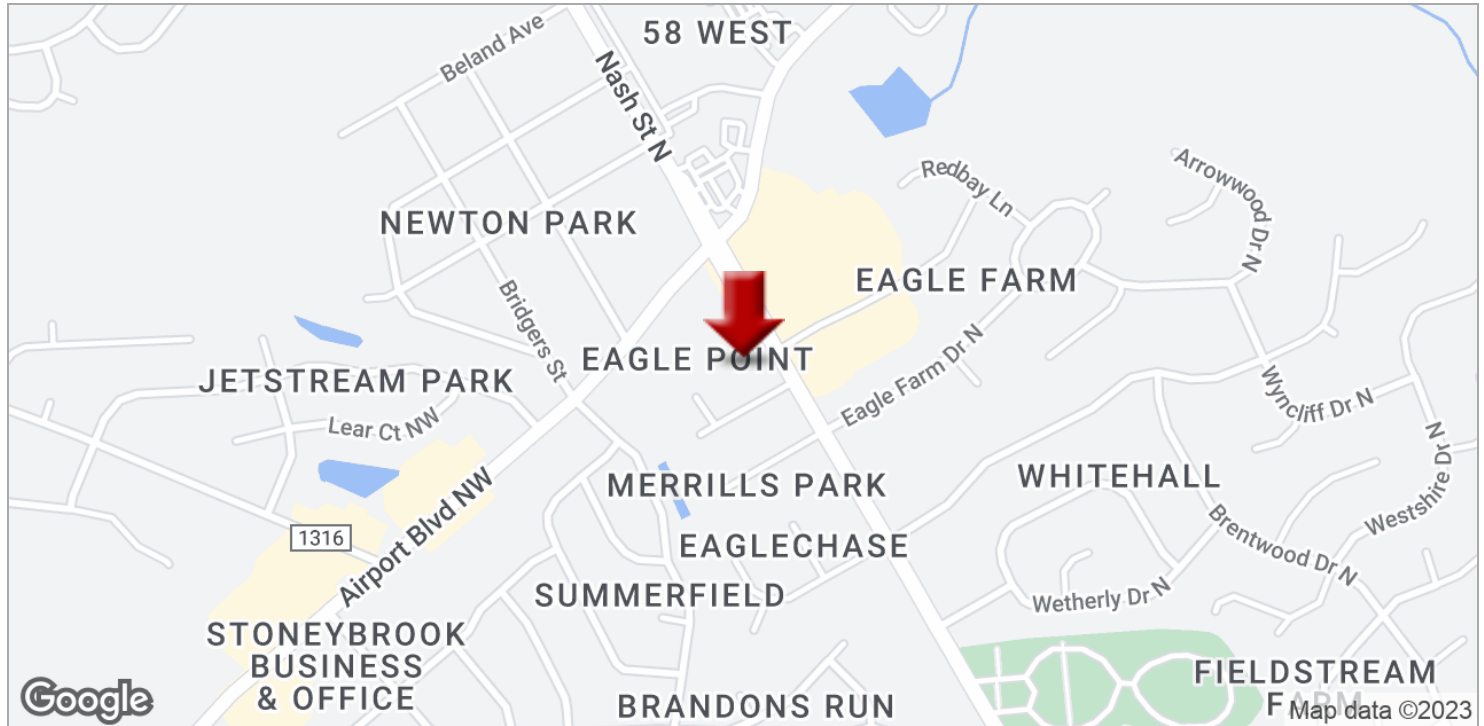
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [thispropertyavailable.com](https://www.thispropertyavailable.com)

OFFICE FOR SALE

WILSON OFFICE BUILDING

3713 Nash St. NW, Wilson, NC 27896



KW COMMERCIAL
919.675.2750
4700 Homewood Court ,
Suite 200
Raleigh, NC 27609

DIEGO MUNOZ
Commercial Realtor
O: 919.675.2750
C: 919.413.5131
diegom@kw.com
NC #273250



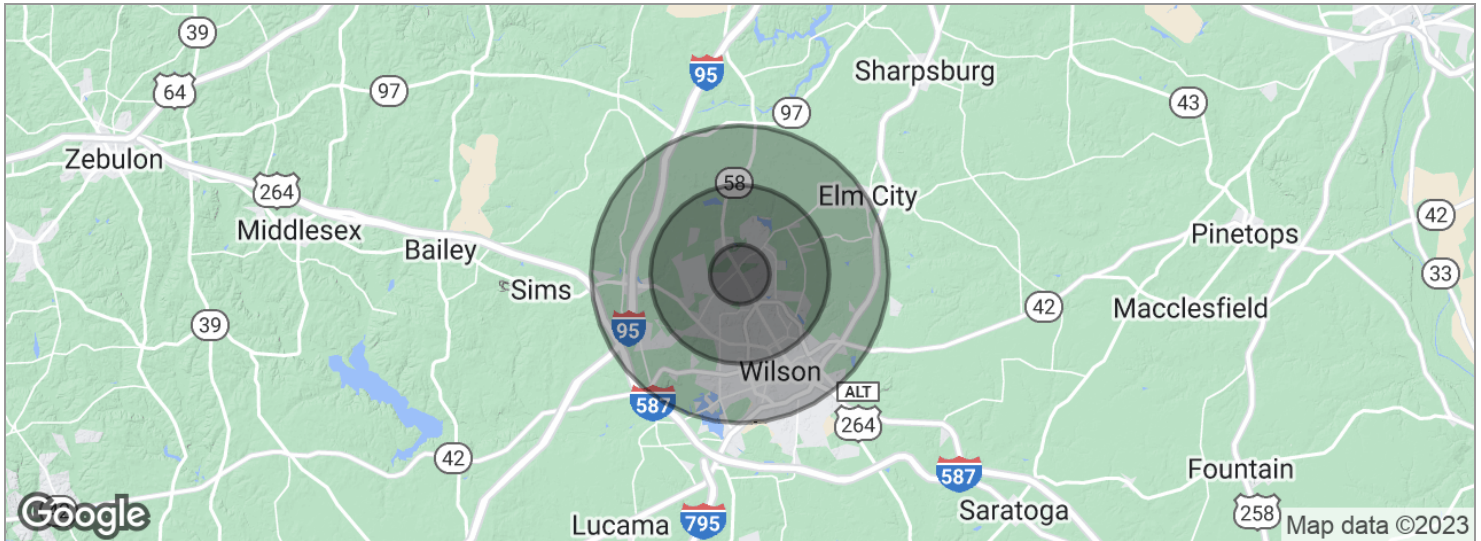
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated thispropertyavailable.com

OFFICE FOR SALE

WILSON OFFICE BUILDING

3713 Nash St. NW, Wilson, NC 27896



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,887	27,048	56,763
Median age	37.5	38.2	37.2
Median age (male)	29.8	35.3	35.1
Median age (Female)	41.5	39.4	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,575	11,023	22,648
# of persons per HH	2.5	2.5	2.5
Average HH income	\$72,867	\$67,412	\$54,443
Average house value	\$207,925	\$198,337	\$170,185

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
919.675.2750
4700 Homewood Court ,
Suite 200
Raleigh, NC 27609

DIEGO MUNOZ
Commercial Realtor
O: 919.675.2750
C: 919.413.5131
diegom@kw.com
NC #273250



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [thispropertyavailable.com](https://www.thispropertyavailable.com)