

Executive Summary



SALE OVERVIEW

SALE PRICE: \$375,000

LOT SIZE: 0.33 Acres

BUILDING SIZE: 3,200 SF

YEAR BUILT: 1991

ZONING: CO - Commercial

CROSS STREETS: West Main Street And
Colonial Square

PROPERTY DESCRIPTION

SVN / BlackStream, LLC as exclusive Sales Broker to the Seller, is pleased to present the opportunity to buy this very desirable office building in Sylva, NC

This 2-story office building, containing 3,200 SF, is located just blocks from downtown Sylva and Dillsboro.
40 and 52 Colonial Square can be purchased as a portfolio for \$560,000.

*The information contained herein was obtained from sources deemed to be reliable. However, SVN / BlackStream, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. SVN / BlackStream recommends a commercial appraisal prior to listing. This is not a commercial appraisal.

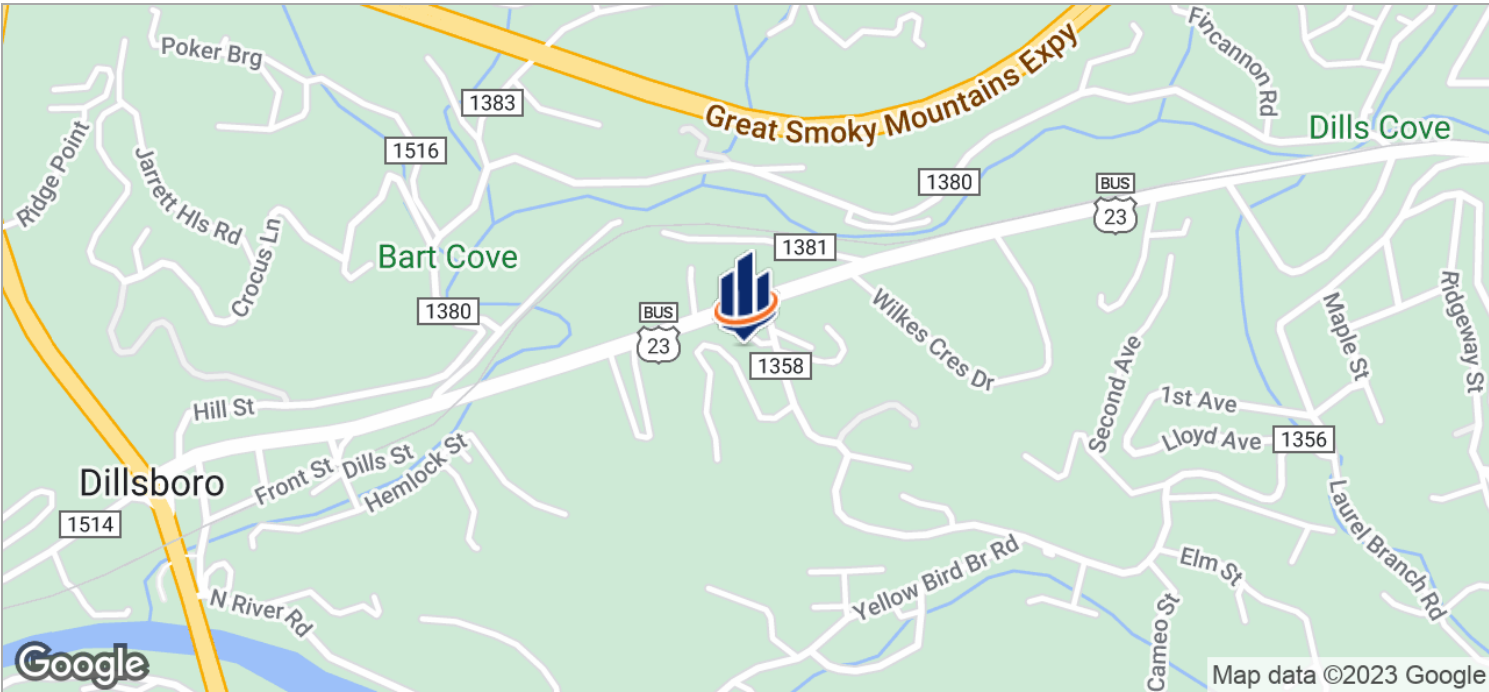
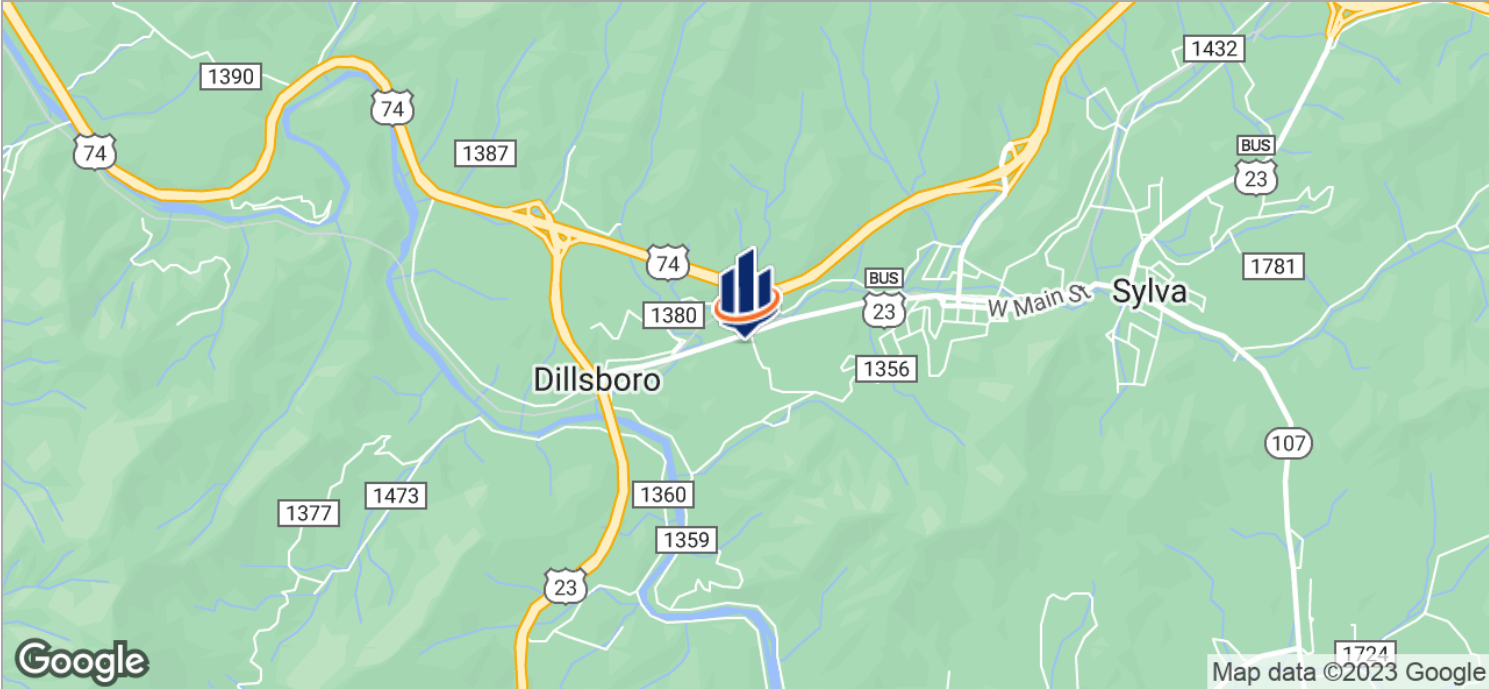
Complete Highlights

PROPERTY HIGHLIGHTS

- Blocks from Sylva and Dillsboro
- Wired for high speed internet
- Long term lease available
- Currently vacant
- 3,200 SF on 2 levels
- \$13.50/SF NNN



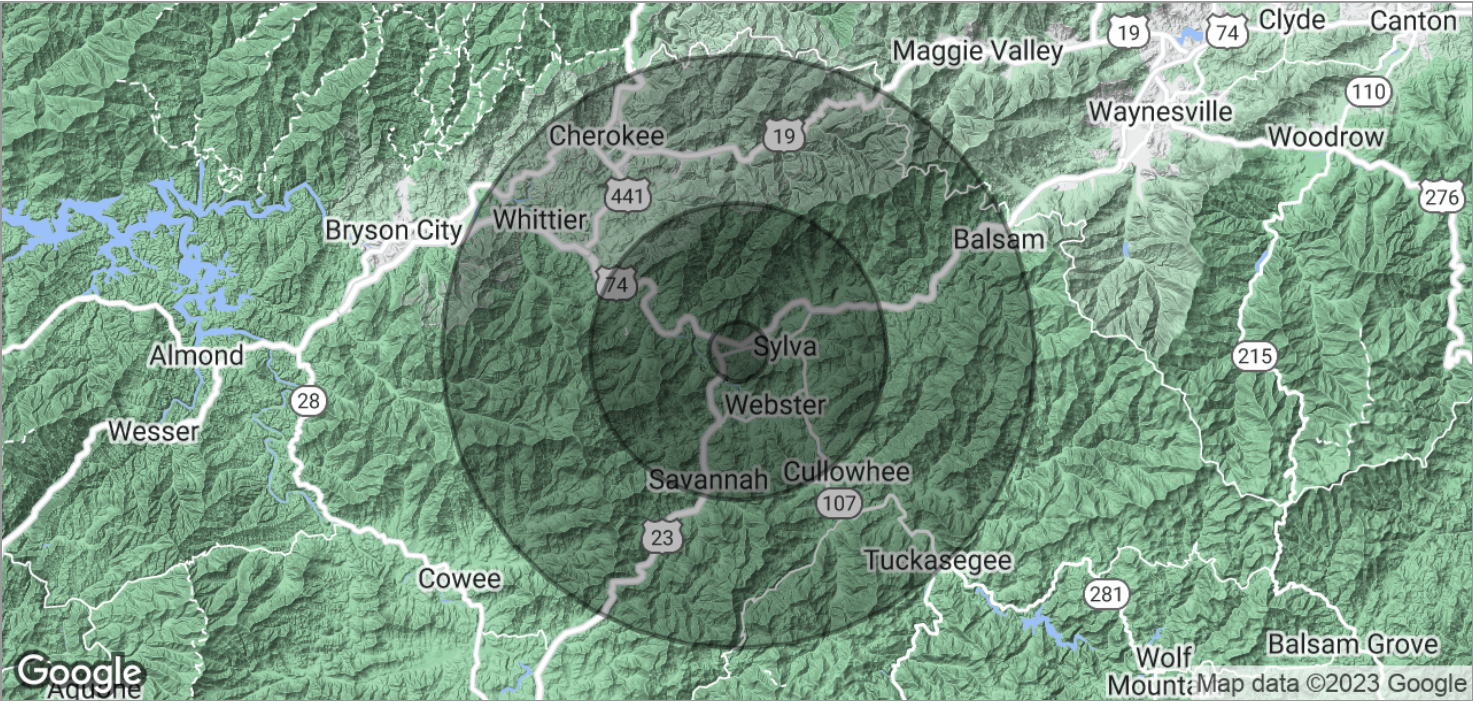
Location Maps



Additional Photos



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	722	12,803	35,345
MEDIAN AGE	43.4	41.9	38.1
MEDIAN AGE (MALE)	42.4	41.3	37.3
MEDIAN AGE (FEMALE)	44.2	42.8	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	313	5,510	14,384
# OF PERSONS PER HH	2.3	2.3	2.5
AVERAGE HH INCOME	\$49,503	\$49,034	\$47,339
AVERAGE HOUSE VALUE	\$213,142	\$209,728	\$208,303