

**Sale Name:** Bill Ellis Real Estate Auction - 22 Prime Commercial Properties

**LOT 4 - 2900 Forest Hills Road, NC 27893. Prime Commercial Corner Property, Excellent Income Producing Property, Currently leased to Leonard Building Sales, Immediate Guaranteed Income**



### Description

**Tract # 4: Prime Commercial Income Producing Property at Intersection of Two Major 4 Lane Highways, Property has enjoyed a long & successful lease to a trailer & portable building sales business. Immediate Guaranteed Income, Features direct access from both Forest Hills Road and Downing Street.**

- **656 +/- SF Sales Office with handicap entry ramp**
- **30,000 +/- SF of Asphalt Paved Area**
- **Direct Access from two major 4 lane Highways - Forest Hills Road SW and Downing Street**
- **230 feet Frontage on Forest Hills Road SW**
- **270 feet Frontage on Downing Street**
- **55 feet Intersection Angled Frontage**
- **Annual Average Daily Traffic on Forest Hills Rd = 19,000 vehicles**
- **Annual Average Daily Traffic on Downing Street = 7,600 vehicles**
- **ZONED GC – General Commercial**
- **Wilson City Water & Sewer**
- **The garage type buildings on either side of Office do NOT convey**

**Inspection & Preview: Sat. March 6, Thur. March 11 & Mon. March 15 from 2:00 to 4:00 each of these dates. Parcel ID: 3711-13-1819.000 Deed Ref: Book 2550, Page 971 / Map Ref: Plat Book 20, Page 137 / Caution: Some Tracts are subject to flooding.**

**Quantity: 1**



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