

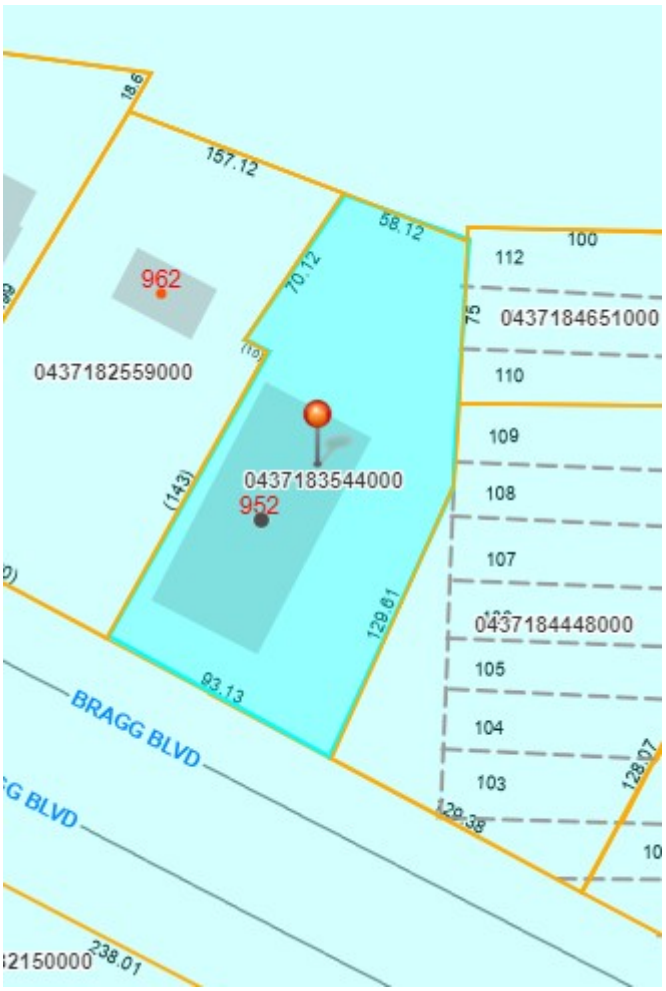
952 Bragg Blvd: 5,000sf Flex Space For Sale

Description

Unlock the potential of this 5,000 SF versatile commercial property, perfectly positioned along Bragg Boulevard / Hwy 87 with a daily traffic count exceeding 23,000 vehicles. This solid brick building offers outstanding visibility and accessibility, making it an ideal opportunity for investors or owner-users seeking a flexible space for office, retail, warehouse, or service-oriented businesses. The property features a functional layout that includes showroom space, warehouse/storage areas, dedicated office space, and multiple restrooms. The grass backyard is ~4k sf. While the building would benefit from updates, it presents a strong value-add opportunity to customize the space to your specific needs or maximize investment returns. The roof and one of the two HVAC units replaced approximately eight years ago. This property offers exceptional potential with easy access to I-95, NC Hwys 401, 210, 24, and 87. Adjacent to downtown Fayetteville and 10 miles to Fort Bragg.






18.6
157.12
58.12
962
70.12
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(118)
(143)
0437183544000
952
128.81
93.13
BRAGG BLVD
G BLVD
238.01
100
112
75
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108
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103
128.07
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10



