

## property information

name	1960 NC Hwy 211
location	1960 nc hwy 211 eagle springs, nc
county	moore
sq ft	see highlights page
acreage	2.85
zoning	ra2-cud
price	\$385,000.00
potential uses	gas / service station, residential home
utilities	water, septic, power
pin	850604511997, 850604512742
lrk	10755, 13718
tax data	\$907.97

## property description

Income producing! This 2.85 +/- acre property is fully functional & operating as a gas / service station available for Sale. Strategically located along NC Hwy 211 in Eagle Springs NC towards Pinehurst.

Amenities include a four (4) pump gas station, convenience store, three (3) bay mechanical areas, and one (1) self-serve car wash bay. Also included in the Sale is a three (3) bedroom residence.

NCDOT traffic study represents 7,000 cars per day traffic count that travel past this location per day.

The current operation has recently been approved for the sale of beer and wine. Presently open only six (6) days per week, 6:30 am. - 8:00 pm, this property presents a prime investment upside potential for an owner operator. Great opportunity to capitalize on the current business and expansion opportunity.

please visit [www.cliftcommercial.com](http://www.cliftcommercial.com) or call

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## **Gas Station / Service Station NC Hwy 211:**

- 1 – Story masonry building.
- 2,686 +/- sq.ft. Building with an attached car wash (not included in sq.ft.)
- Concrete Slab
- Built – up roof
- Three mechanics bays
- One self car wash bay
- Four gasoline pumps
- One kerosene pump
- Kitchen area inside convenience store
- Private well and septic tanks

## **Single Family Residence along Eagle Branch:**

- 1 – story frame building
- 1,053 +/- sq.ft.
- Crawl space
- Three bedrooms one bathroom

## **Commercial Building along Eagle Springs Road**

- 1,600 +/- sq.ft.
- Brick / masonry building
- Split into two units
- One is currently used as a consignment shop
- One is used as a meeting space

additional photos



Commercial Building  
1,600 +/- sq. ft.

Single-Family Residence  
1,053 +/- sq. ft.

