

## property information

name	golden corral
location	905 east broad street rockingham, north carolina
county	richmond
sq. ft.	7,264
acreage	1.798
zoning	B-3 highway business
price	\$685,000
potential uses	restaurant
utilities	water, sewer, power, natural gas
pin	747206298483
tax data	\$12,521.48

## property description

Former Golden Corral restaurant opportunity is a lender foreclosed property. Presently zoned highway business (B-3), this 7, 264 square foot family style restaurant was newly constructed in 2001. Strategically located along US 74 (Broad Street) in Rockingham, NC and situated in the center of commercial development with traffic counts exceeding 17,000 vehicles per day. Restaurant and bar equipment valued at \$250,000 to be included in sale. Market value indicated by Income Capitalization Approach was \$1.4 million. Property was originally offered at \$1.2 million but has been dramatically reduced. Seller is extremely motivated and has taken into consideration that, because the restaurant has been inoperative, the kitchen equipment will require sterilization. Seller financing may be negotiable. This opportunity is truly one-of-a-kind.

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