

DOWNTOWN BAR / EVENT SPACE / OFFICE FOR SALE

421 Maiden Ln

Fayetteville, NC 28301



for more information

COREY CROEGAERT

Commercial Broker and Investment Specialist

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Asking Price:	\$4.49 Million
Building Size:	+/- 92,894 SF
Price/SF:	\$48
Lot Size:	1.62 Acres

property description

Positioned immediately adjacent to Segra Stadium in the heart of Downtown Fayetteville, this 92,894 SF commercial building presents one of the area's premier value-add investment opportunities. With direct access from both Hay Street and the stadium side, the property is ideally situated within Fayetteville's thriving entertainment, dining, and business district.

Currently, approximately 5,801 SF is leased, providing approximately \$95,084 in annual rental income, while over 87,000 SF remains available for lease-up, owner occupancy, redevelopment, or adaptive reuse—offering tremendous upside for investors.

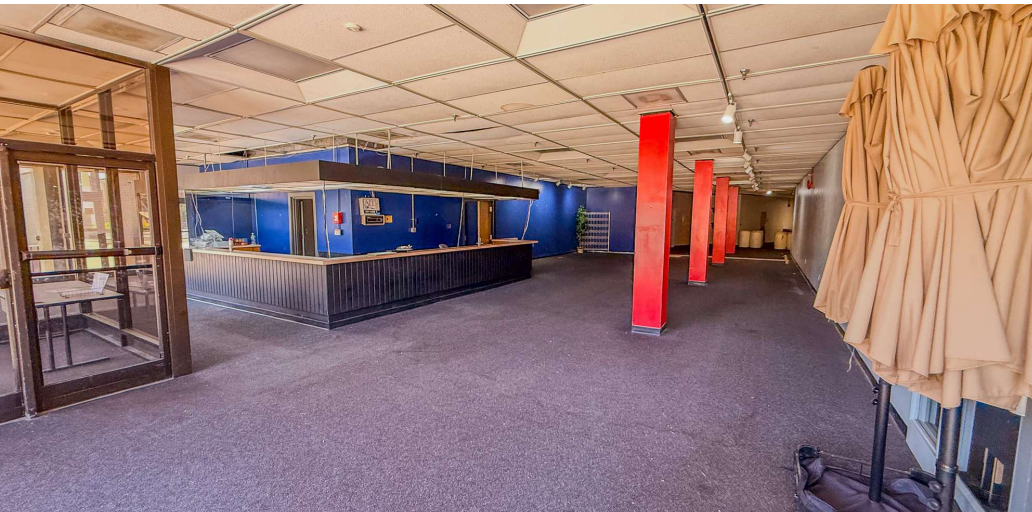
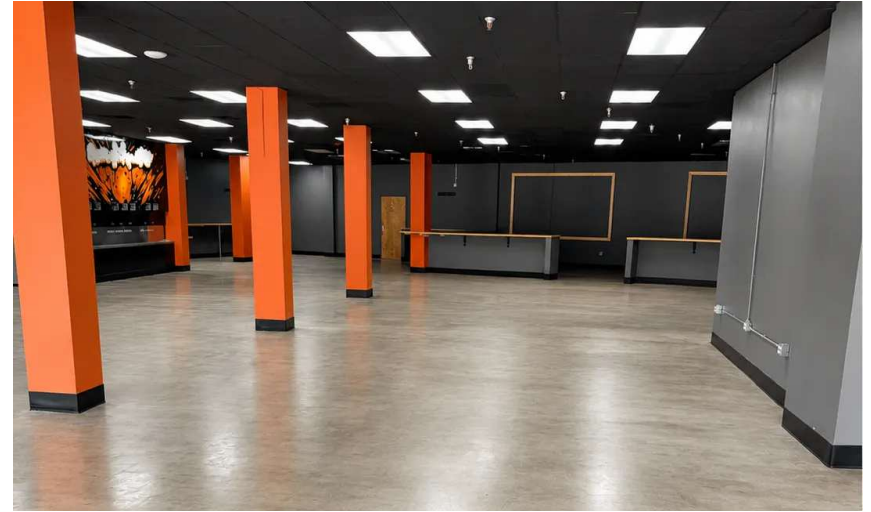
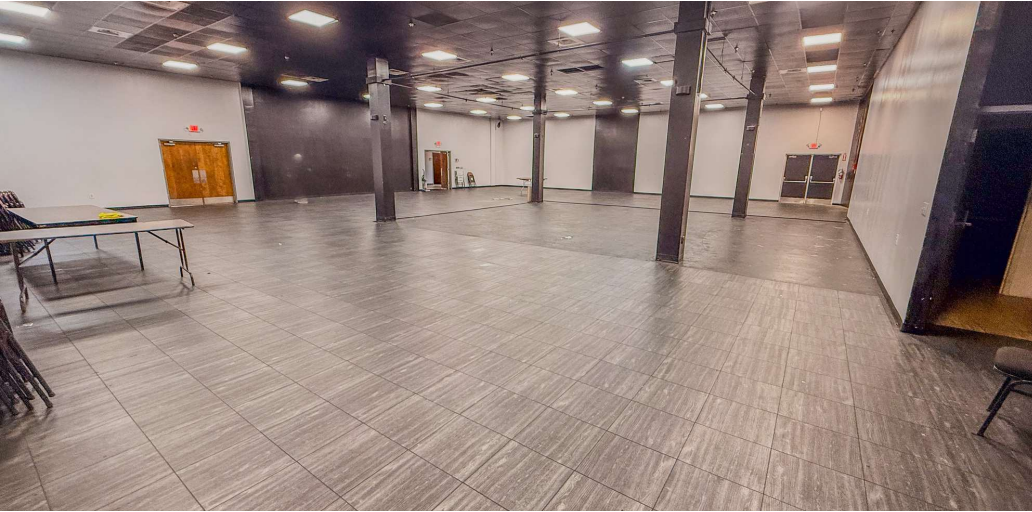
A standout feature is the former Sol's Arcade, a largely turnkey entertainment venue complete with an existing commercial cooler, beer tap system, bar infrastructure, and expansive event space. The property also features substantial office space on the second and third floors, creating endless possibilities for office, retail, entertainment, hospitality, mixed-use, or redevelopment. The building has some areas that need improvements, creating great value-add opportunity.

The site includes approximately 26 on-site parking spaces, a rare amenity in Downtown Fayetteville, and offers exceptional visibility and accessibility in one of the city's fastest-growing commercial corridors.

While portions of the building would benefit from improvements, this property presents an outstanding opportunity to create significant value through strategic improvements and lease-up.

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FIRST FLOOR



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SECOND FLOOR



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3RD FLOOR



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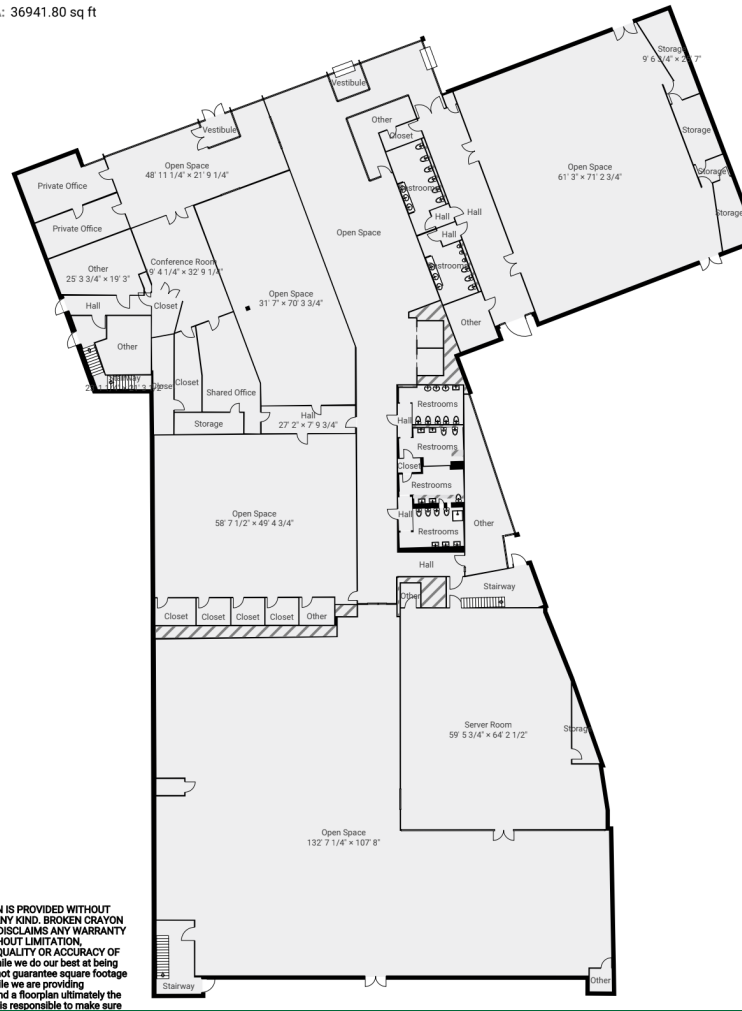


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▼ Ground Floor

LIVING AREA: 36941.80 sq ft



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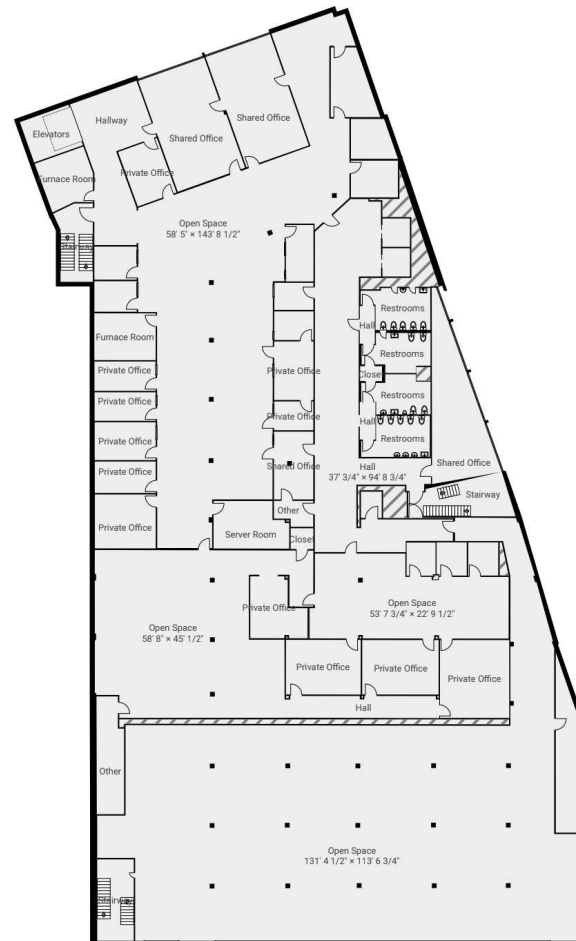


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2ND FLOOR - FLOOR PLAN

▼ 2nd Floor

LIVING AREA: 27814.16 sq ft



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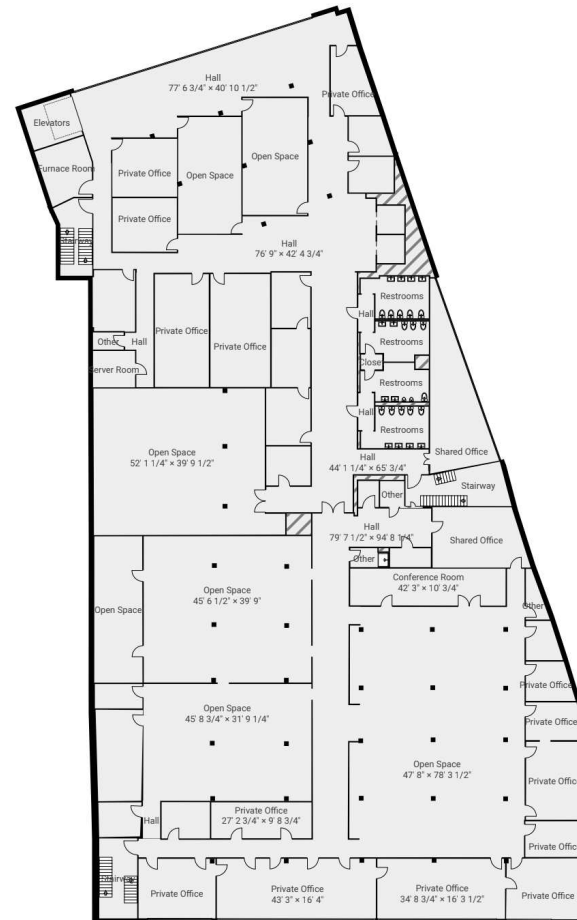
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▼ 3rd Floor

LIVING AREA: 27650.10 sq ft



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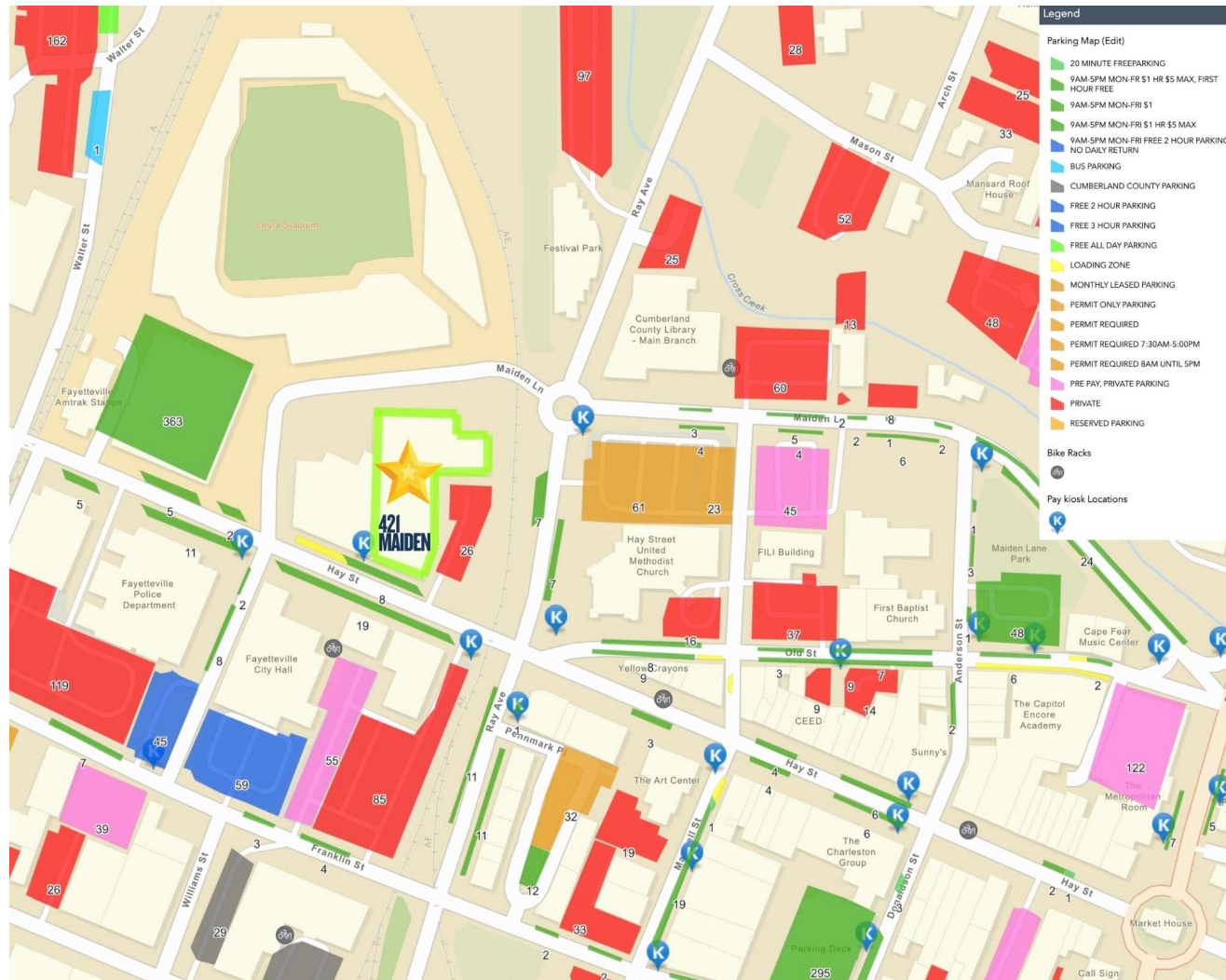
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PARKING



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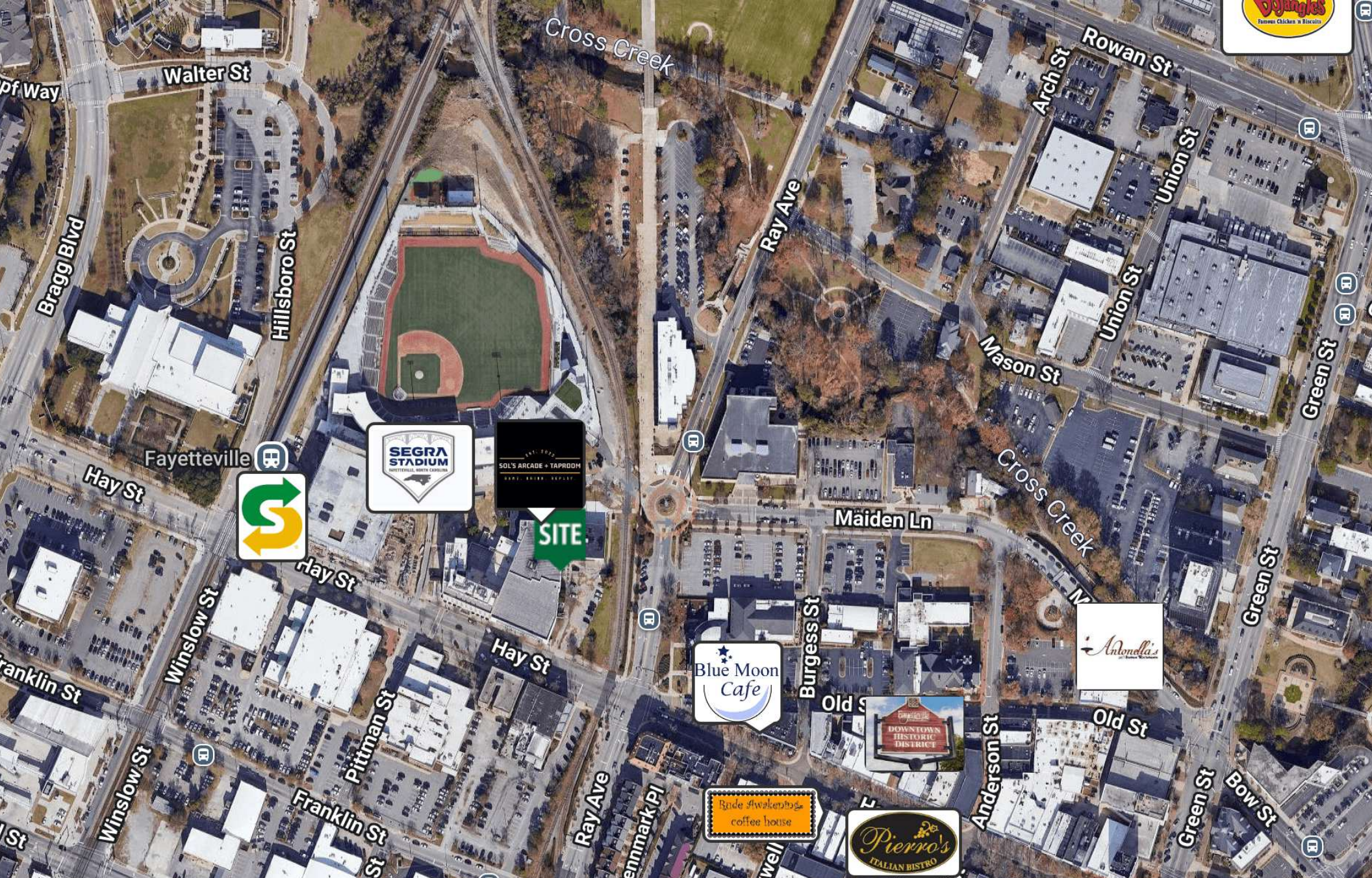
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Maxar Technologies