



## 7,170 SF Retail/Office Building for Sale

411 Western Blvd, Jacksonville, NC 28546



**Greg Edgerton**

KW Commercial

4105 Liberty Hwy, Anderson, SC 29621

[grege@kw.com](mailto:grege@kw.com)

(704) 813-0561



# 7,170 SF Retail/Office Building for Sale

\$789,000

\$51,000.00 Price Reduction!! Owner/User or Investors can take advantage of this great location. Great opportunity to lease or own prime retail/office space on Western Blvd. The building consists of 7170 square feet that is set up for office, retail, retail services or potential medical/dental use. Great visibility and traffic counts over 30,000 vehicles per day. Don't hesitate on this exceptional opportunity with a prime location in Jacksonville and potential value-add.

The unique layout of this building allows for numerous options for demising the space to conform to an Owner/Users specific use and still provide supplemental income through existing and future potential lease. The building currently has 27 units with 19 units available to Lease for increased revenue. There is also the potential to Lease as 4 separate larger units as there are already 4 power meters...

- High visibility location



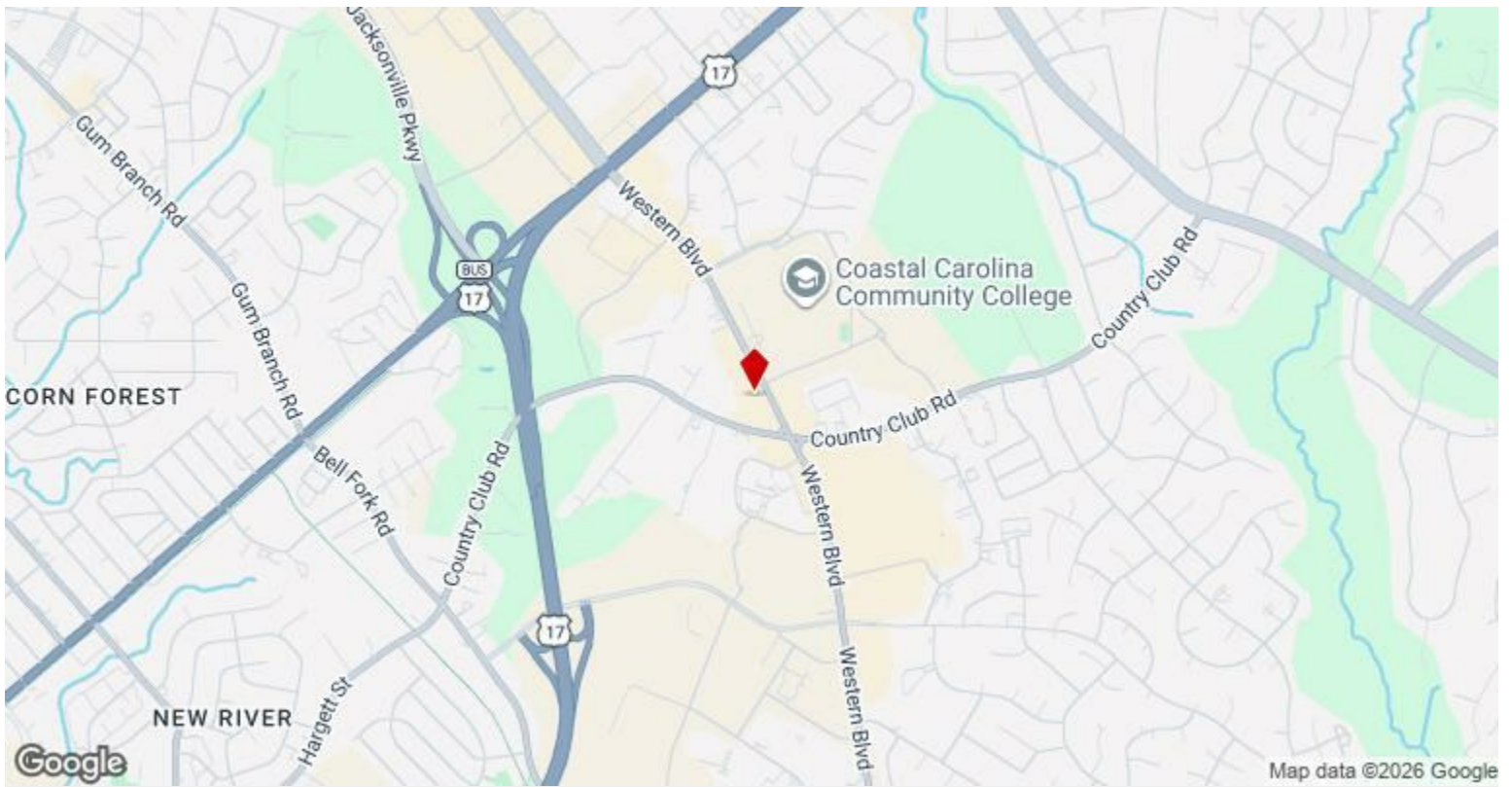
Price:	\$789,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.44 AC
Gross Building Area:	7,170 SF
Rentable Building Area:	7,170 SF
No. Stories:	2
Year Built:	1985
Tenancy:	Multi
Parking Ratio:	1.67/1,000 SF
Zoning Description:	CC
APN / Parcel ID:	307424
Walk Score ®:	60 (Moderately friendly)

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## Major Tenant Information

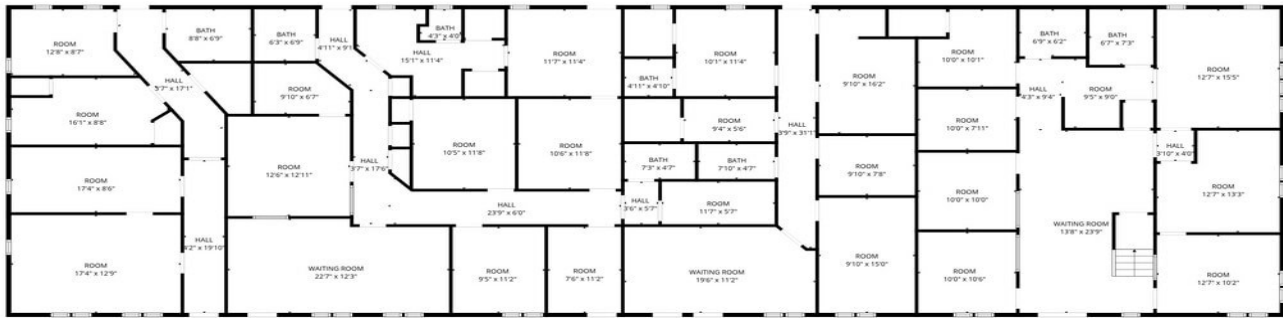
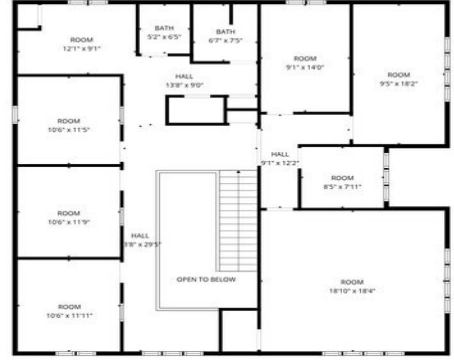
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Tenant	SF Occupied	Lease Expired
Advantage Tax & Accounting	-	
Witn-TV Inc	-	



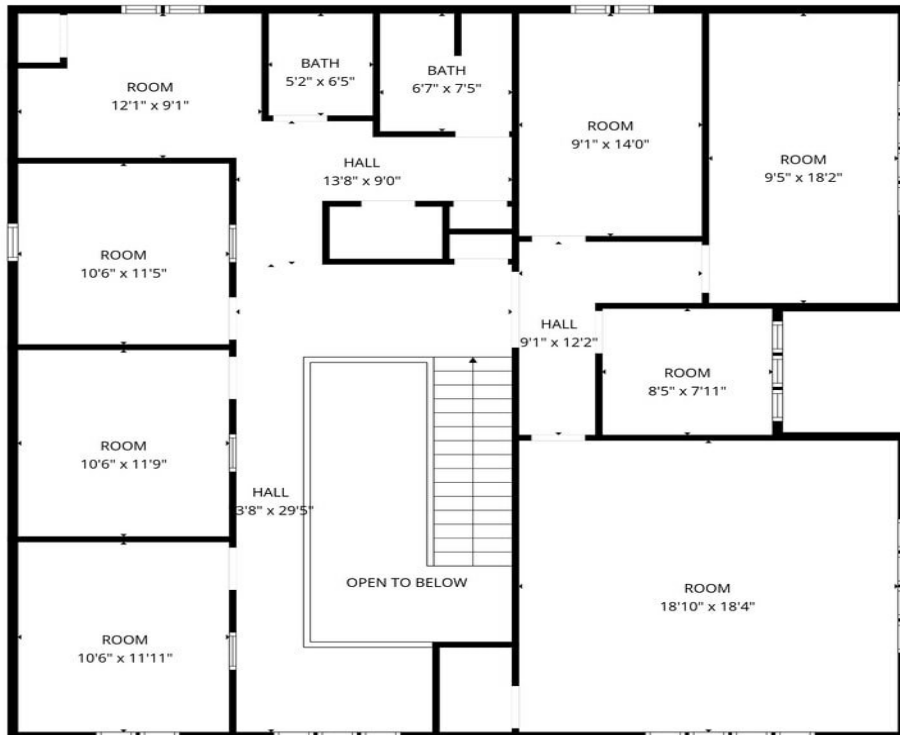
**411 Western Blvd, Jacksonville, NC 28546**

# Property Photos



**Total GLA: 7120 sq. ft | Total: 7170 sq. ft**  
 1st floor: 5240 sq. ft (Excluded areas 41 sq. ft)  
 2nd floor: 1880 sq. ft (Excluded areas 131 sq. ft)

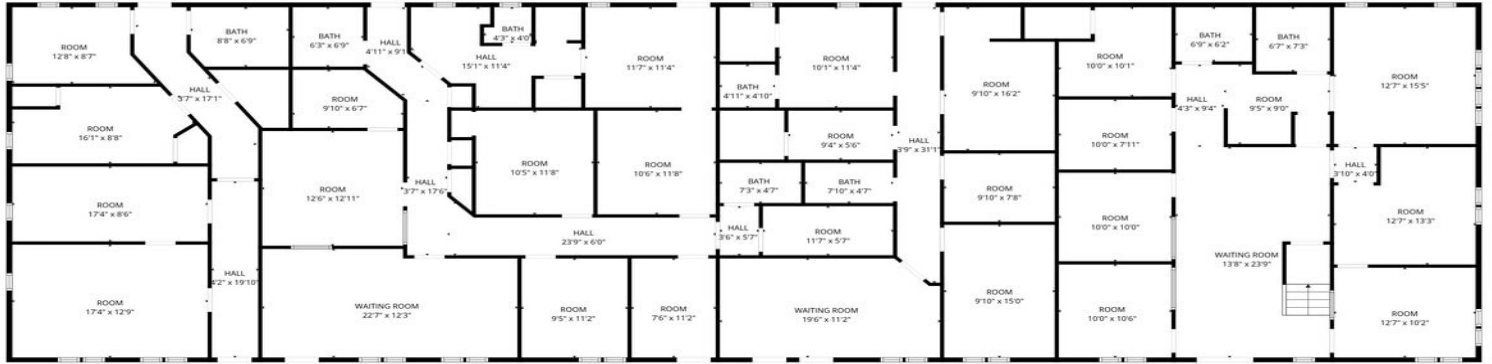
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Lobby-C View 2

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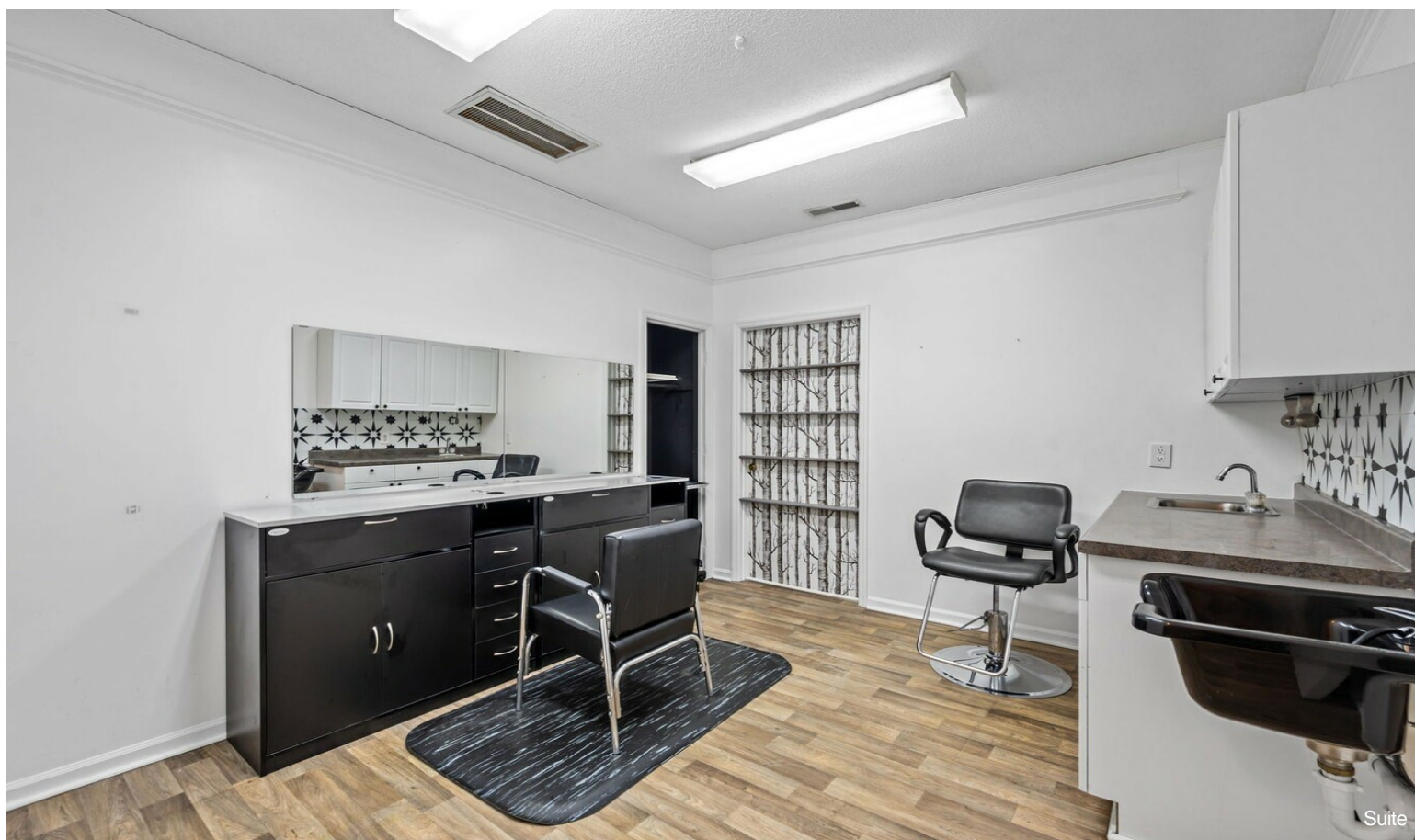


Available Suite



Suite

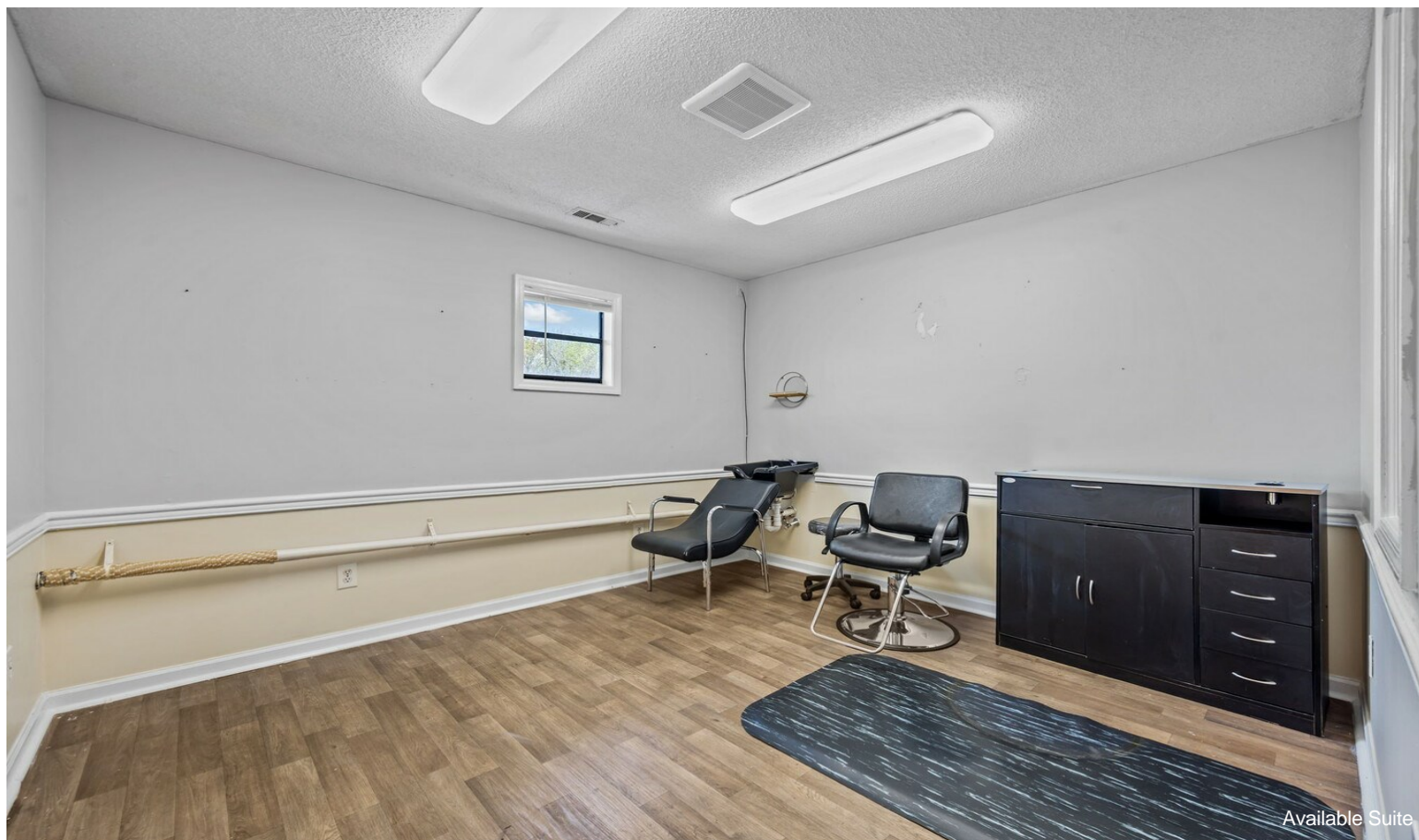
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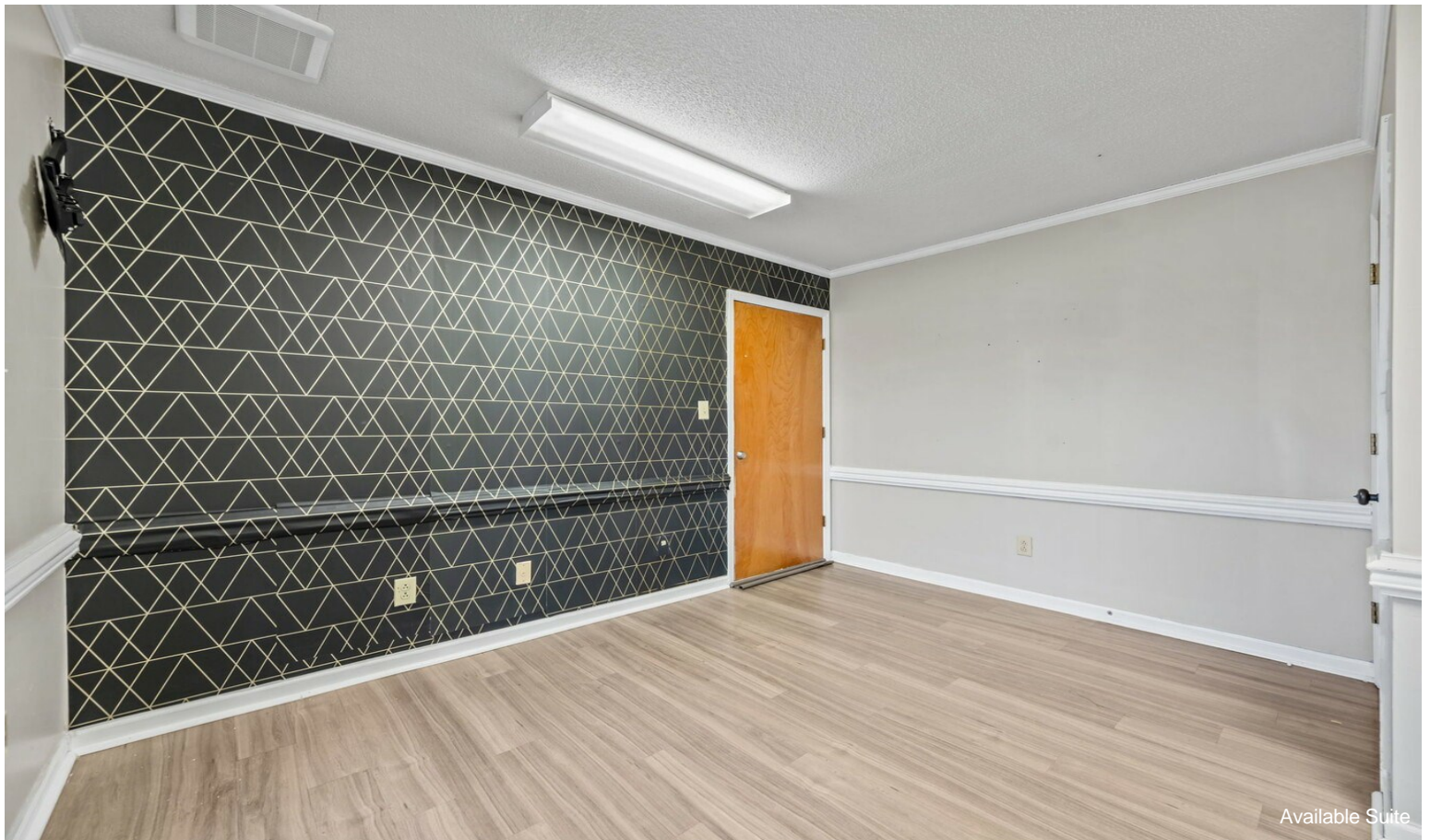
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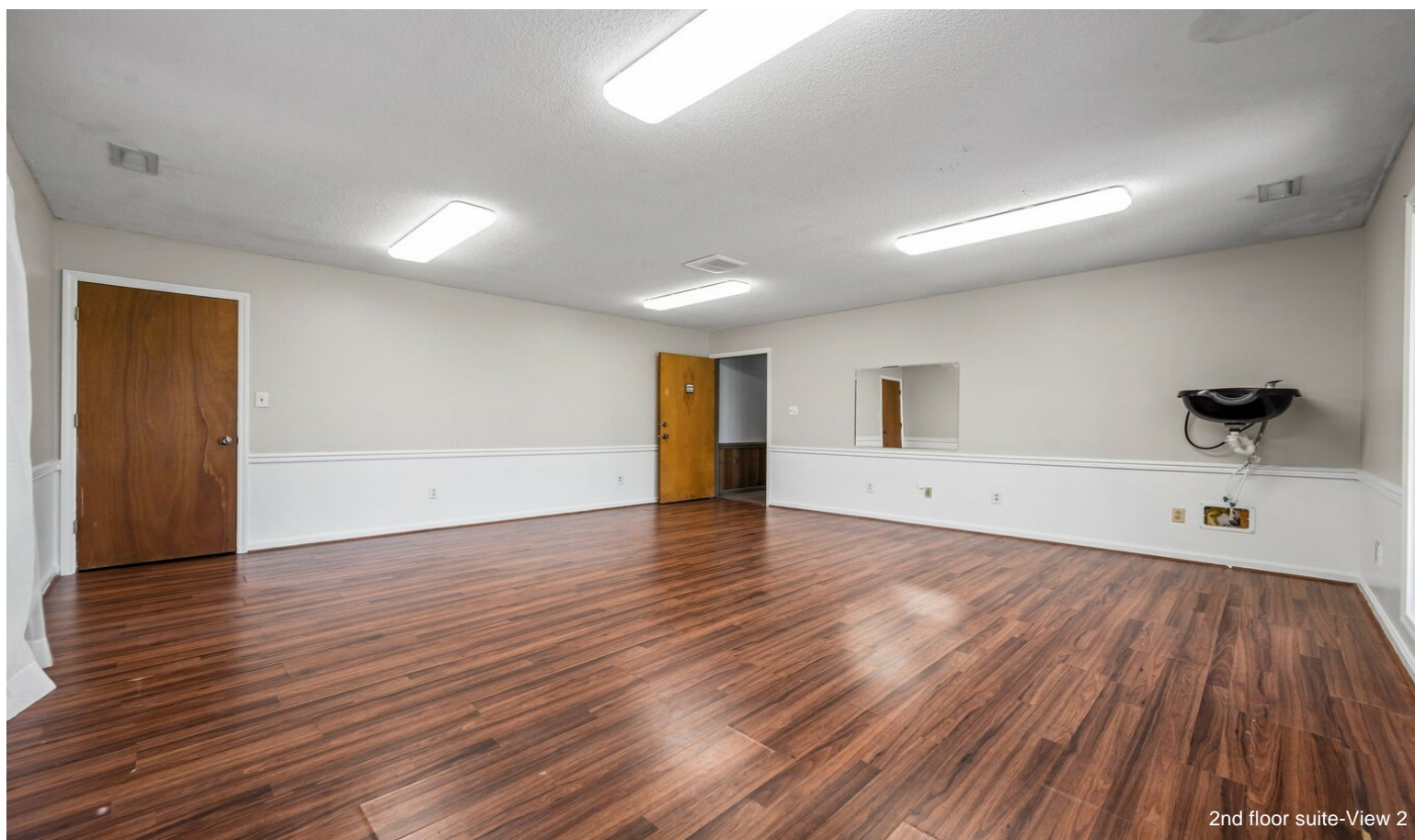


1st Floor Entry/ Waiting area-A



1-web-or-mls-03

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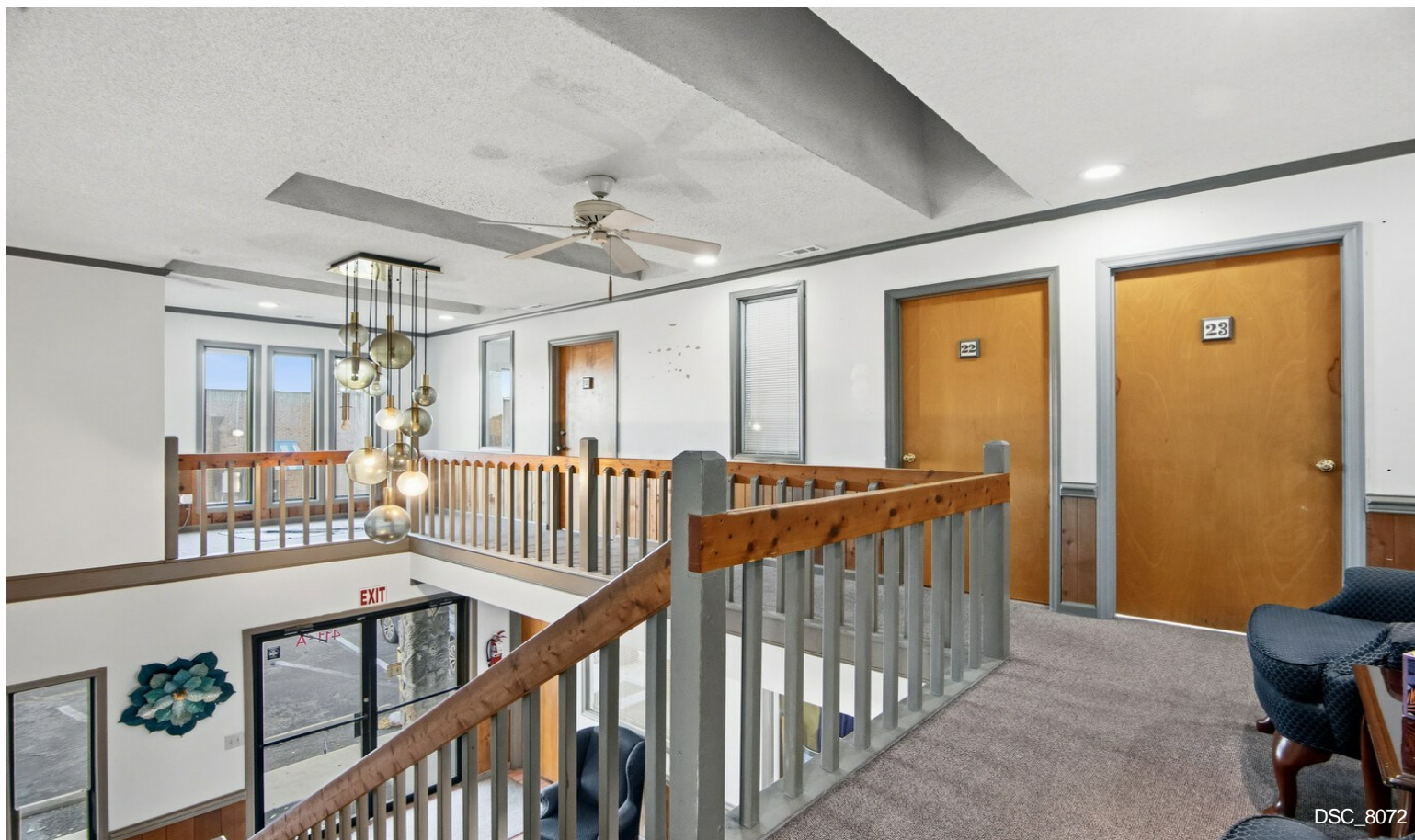


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Available Suite



Available Suite

# Property Photos



Available Suite



Break Area

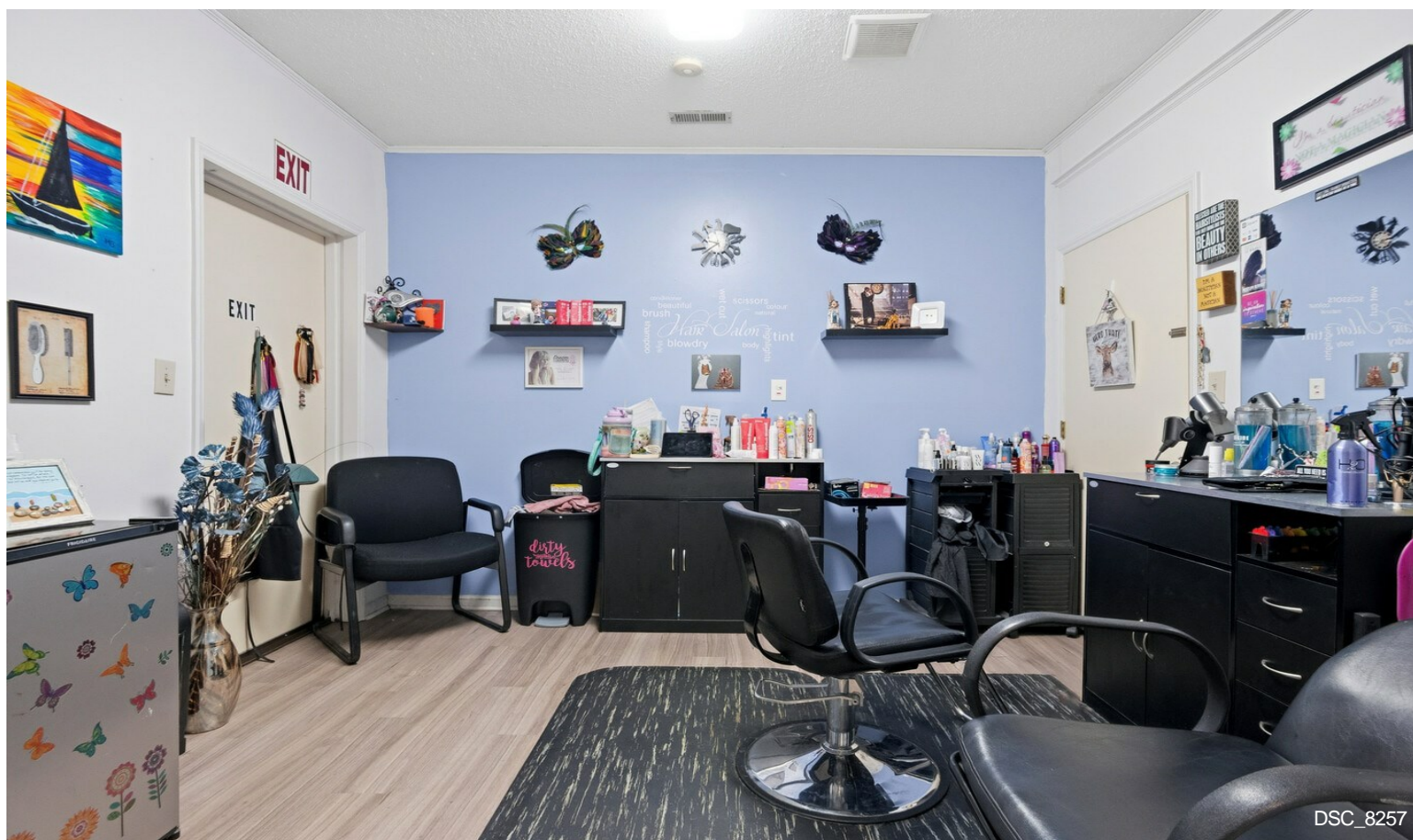
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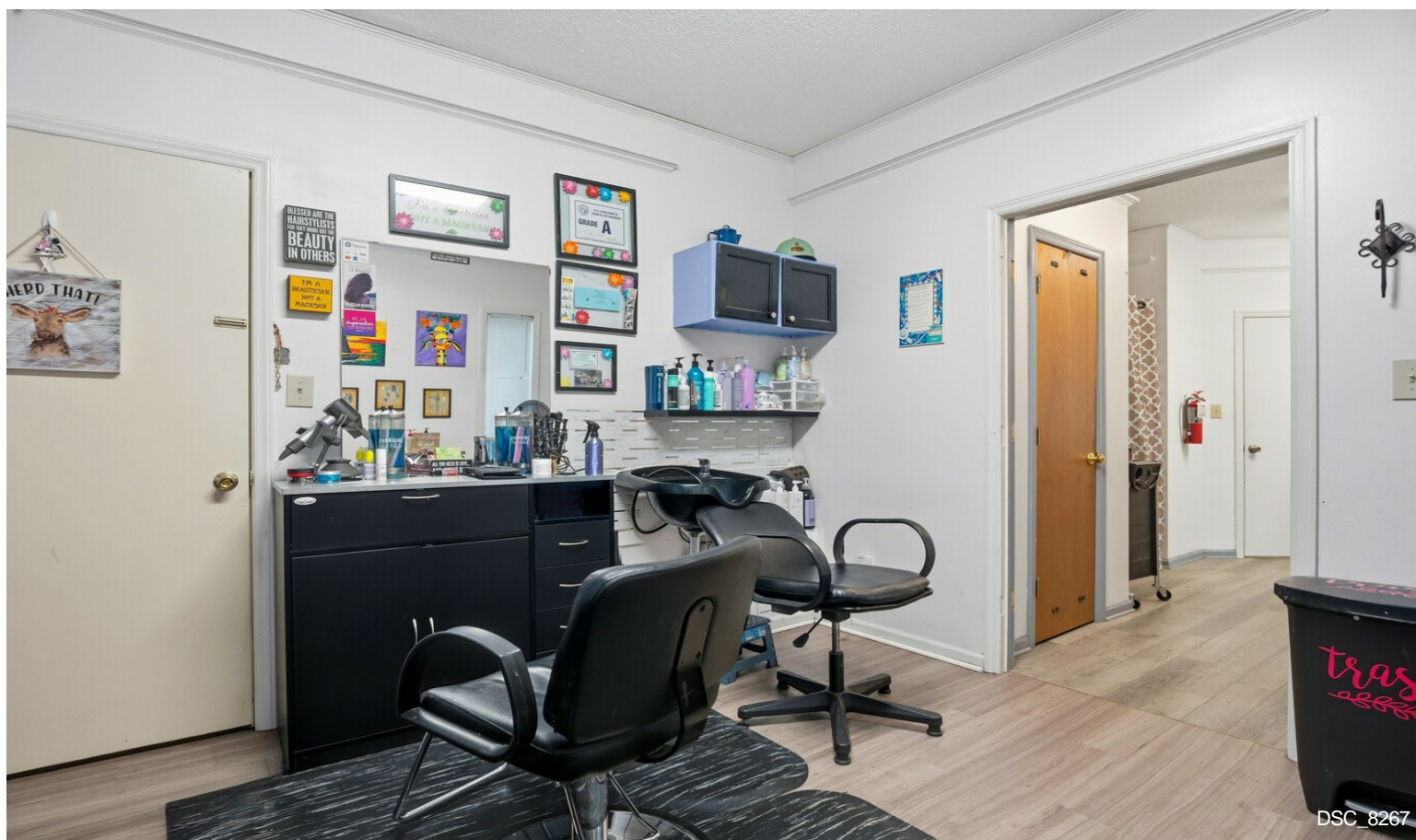


Break Area



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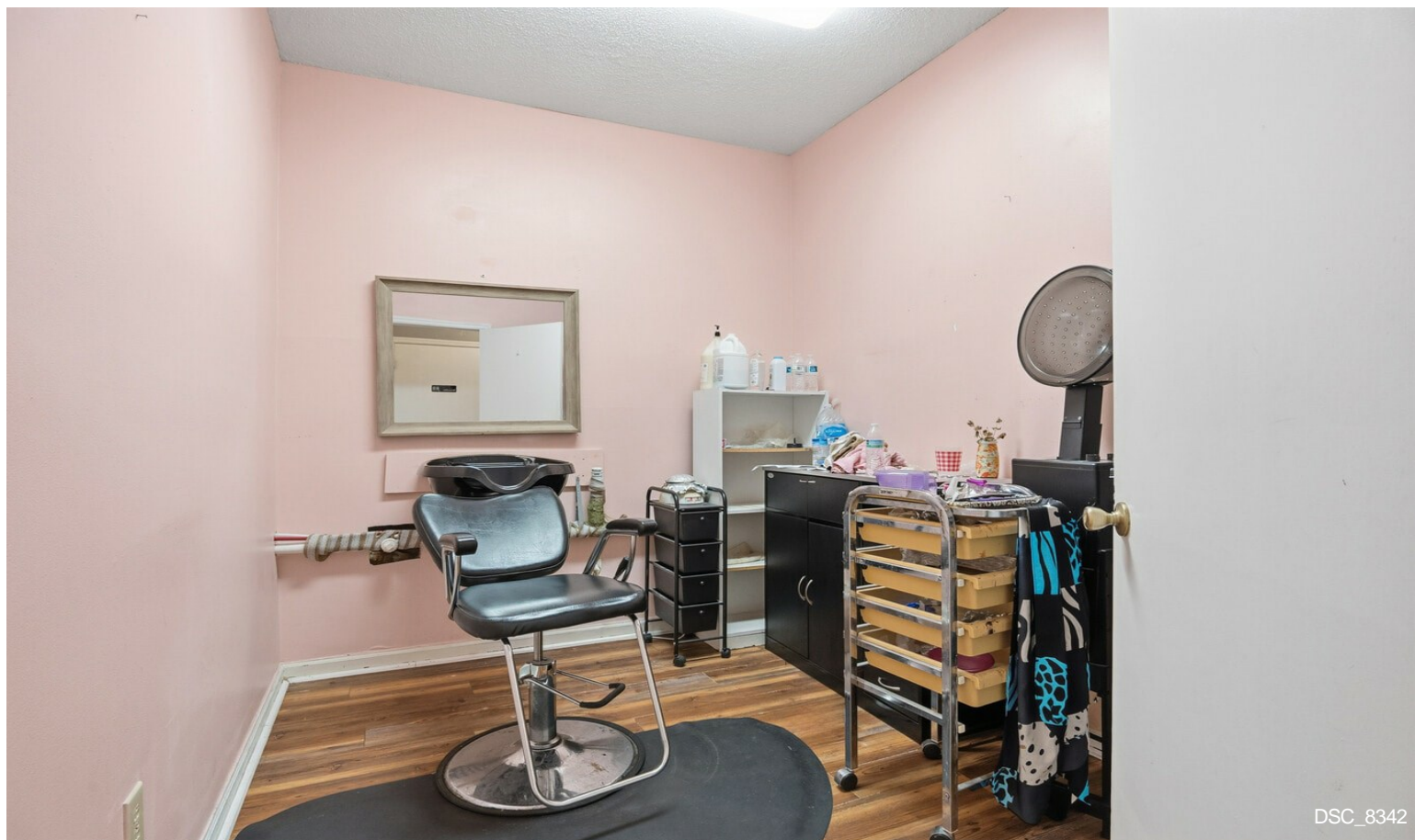
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