

**MLS #: C26041069A (Active)****List Price: \$799,000****153 E. Palmer St Franklin, NC 28734**

Type of Property: Retail, Commercial  
 Parking: On Street  
 Restrooms: 1  
 Location: City  
 Apx SqFt: Office Under 10000 SqFt,  
 Retail Over 3000 SqFt, Warehouse Under  
 5000 SqFt  
 Business Name:

Area: Franklin  
 County: Macon  
 Subdivision: N/A  
 Township: Franklin (Macon Co.)  
 Miles Out:  
 Elevation Range:  
 Apx Elevation: 0  
 Zoning:  
 Elementary School:  
 Middle School:  
 High School:  
 State Road:

Parcel Size: 0.4900	Apx Acreage Range: < 1 acre	Apx Elevation: 0
Easements/Restrictions: Yes	Designated Flood Hazard: No	Oil Tank: No
Deed Book: V-41	Deed Page: 1368	Parcel ID: 6594191486
City Tax: 2030.09	County Tax: 2331.62	Special Assessment: No
Road Maintenance Dues:		
Loading:	Highways:	Access: City Street
Building Size: 6850 square feet	Building 2: 1800 square feet	
Building 3: N/A	Building 4: N/A	
# Buildings:	# Rooms: 0	# Units:
Efficncy:	1 Bdrm:	2 Bdrm:
TtlSqFt:	SFFn/A: 0	SFBsmFn: 0
# Stories: Three Or More	Utilities: Electricity Available, Propane, Water Available, Sewer Available	
Construction: Masonry	TV/Internet: Cable Internet	
Roof System: Wood Joist	Floors: Carpet, Hardwood, Concrete	
Heating System: Propane Gas	Miscellaneous: Restroom-Private, Rear Entry, Outside Storage	
Air Conditioning: None	Topography/Waterfront: Level, Sloping	
Sale Includes: Building & Land		
<p>Remarks: Prime location and opportunity! Property has great in town exposure and is very unique with tons of character and options! The building has 3 stories with multiple entrances. Keep building in current configuration with one huge retail space or separate with minimal work to create multiple retail spaces. The main level is currently made up of two large adjoining retail spaces. Upstairs is separated into 10 rooms that could easily be converted into offices, meeting or conference rooms, etc. The lower level is a large open room with a door to the back fenced yard and storage building with 4 bays that could be used for additional storage. According to the NCDOT traffic survey in 2024 the annual average daily count was 5,637. This offering is for real property only; no business is included.</p>		
<p>Directions: From West Main Street, turn LEFT on Porter Street (at Lazy Hiker), next LEFT on E Palmer Street, the building is on your RIGHT at 153 E. Palmer Street</p>		
<p>Agent Remarks: **PLEASE MAKE EARNEST MONEY DEPOSIT CHECK TO BUYERS ATTORNEY** Building and Land for sale only, NOT the business; none of the retail items convey. Currently Leased through 5/31/2026. Rental amount is \$3,150 Monthly. Restricted days and hours for showings. Please contact listing agent for showings.</p>		
Ownr Nm: Grace Swisher Properties, LLC	AddOwner:	
Exclusive Right: Yes	Lockbox: Electric	
Terms of Existing Lease: None	Possession: At Closing	
Financing Type(s): Cash, Conventional	Ownership: More than One Year	
Type Sale:	Showing Instructions: Appointment Only, Occupied, Restricted Days/Hours, No Sign	
Days on Market: 189		
Display on Internet: Yes	Display Address: Yes	Allow AVM: No
Under Contract Date:	Delayed Marketing Exempt Listing: No	Delayed Marketing End Date:
Listing Office: Realty One Group Vibe (#:301)	Listing Agent: Thomas Evan Harrell (#:260)	
Main: (828) 370-8423	Agent Email: <a href="mailto:evanharrellsales@gmail.com">evanharrellsales@gmail.com</a>	
Fax:	Contact #: (828) 371-5103	
Office Corporate License: C27878	License Number: 280365	
Mail Address 1: 52 lotla Street		
Mail City: Franklin		

Mail State: NC  
Mail Zip Code: 28734

Information Herein Deemed Reliable but Not Guaranteed

