



*Property lines are approximate and for*

# Available For Sale

2911 Brunswick Avenue, New Bern, NC 28562



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# 2911 Brunswick Ave, New Bern

Asking Price of \$1,250,000



This sale consists of 1 parcel of land totaling 2.54 acres, that contains two commercial buildings, both currently leased:  
2909 Brunswick Ave and 2911 Brunswick Ave.

These free-standing commercial buildings offer visibility, drawing attention and easy access from the high traffic volume of one of New Bern's major traffic corridors, with 10,000 - 19,999 AADT. Ideal for an owner-user, or as a value-add investments for landlords.



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# Property Details



## 2909 Brunswick Ave

New Bern, NC 28562

- Building has 4,200 total sq ft.
- Currently leased to the Generator Supercenter for \$4,250 per month.
- Property has garage door access from back of building, and fenced-in back of property.
- New roof installed in 2019, and HVAC unit is 4 years old.



## 2911 Brunswick Ave

New Bern, NC 28562

- Building has 24,450 total sq ft.
- Known to many as the old "Courts Plus" building.
- Currently leased through December 31, 2025, at \$6,250 per month.
- Property has wide variety of possibilities, and has previously been used as a gym, storage, etc.
- Floor plan includes multiple rooms, high ceilings, in-ground Olympic size pool, and basketball gym.

# 2911 Brunswick Ave

NEW BERN, NC 28562



28,650

Total Square Feet of  
Both Buildings

2.54

Approximately  
Acreage

C-4

Zoning  
District

8-240-081

Parcel ID #

\*\*\*\*The C-4 neighborhood business district is established as a district in which the principal use of land is to provide for the retailing of goods, and services to the nearby residential neighborhoods. The regulations of this district are designed to limit the businesses which may be established therein in order to protect the abutting residential areas.

## City of New Bern Demographics (2023)

Population	122,634
Median HH Income	\$63,380
Employed Population	48,880

## Major Roads

## Cars/Daily Traffic

Dr. MLK Jr Blvd	36.084 VPD
Hwy 70	56.741 VPD

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