

FOR SALE

**2524 Sandy Ridge Road
Colfax, NC 27235**

Small Business/Storage Yard

**Rezoning Required*

**2.25 Acres
+/- 10,000 SF
Storage Shed Space**



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2524 Sandy Ridge Road
Colfax, NC 27235

FOR SALE

1,740 SF ranch with garage and finished 468 SF rear porch on 2.25 acres.

- 294 feet bordering Sandy Ridge Road.
- Ideal location for start-up or growing small business to rezone for office. Plenty of outdoor storage on property.
- Approximately 10,000 SF of covered storage sheds with farm shop at the rear property line. Farm equipment and personal property available.
- Former ranch style home on the property. Includes 1,724 SF, 2 bedrooms, 3 baths, full finished basement (with kitchen and bath). Large pantry, dining, family room, 2 wood burning fireplaces, 2 washer dryer hook ups.
- Proposed uses: Contractor office with equipment storage
rental home for small family business
future industrial site
future C-store with gas

Located just south of the Piedmont Farmer's Market

Rezoning and annexation would be required for commercial use.

Property Features

2.25 Acres with Home Office

Home/Office on property: 1,724 SF

10,000 SF of covered storage sheds

Year Built: 1972, metal roof

Zoning: RS-40, High Point planned use is commercial

Sales Price : \$576,900





Rear Porch



Family Room or Office



Family Room or Office



Basement



Storage Sheds



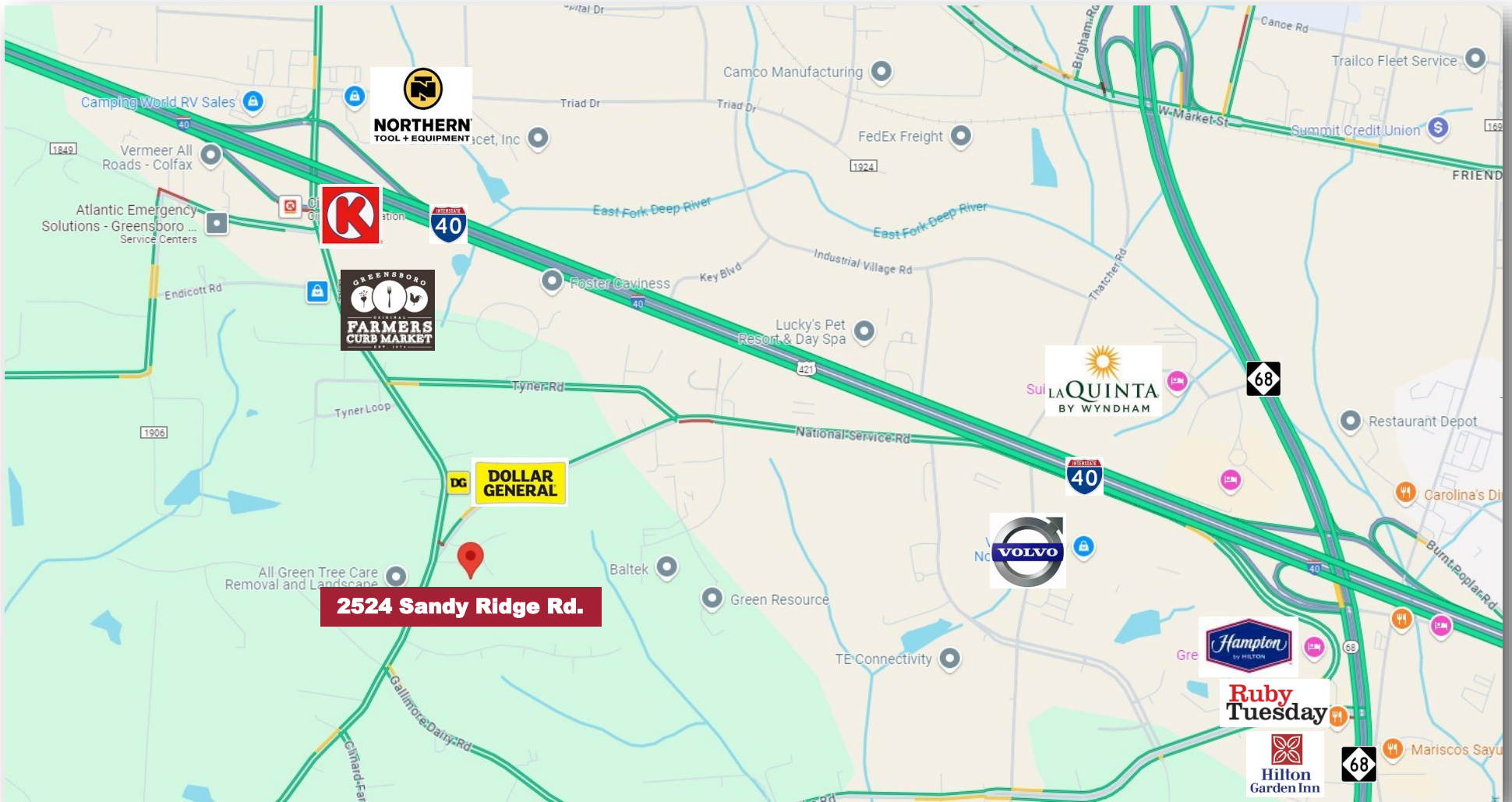
Shop



Original Farm House



Property Lines



1007 Battleground Avenue, Suite 401, Greensboro NC 27408

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