



**641/651 Tiffany Blvd.  
Rocky Mount, NC 27804**

**13,000 SF Total  
Building For Sale**

**PROPERTY ID: 018264**

- +/- 4,000 SF stand-alone building
- +/- 9,000 SF retail/office building
- +/- 1.52 acres
- Strip center consists of 8 units ranging in size from 1,000 SF to 1,250 SF.

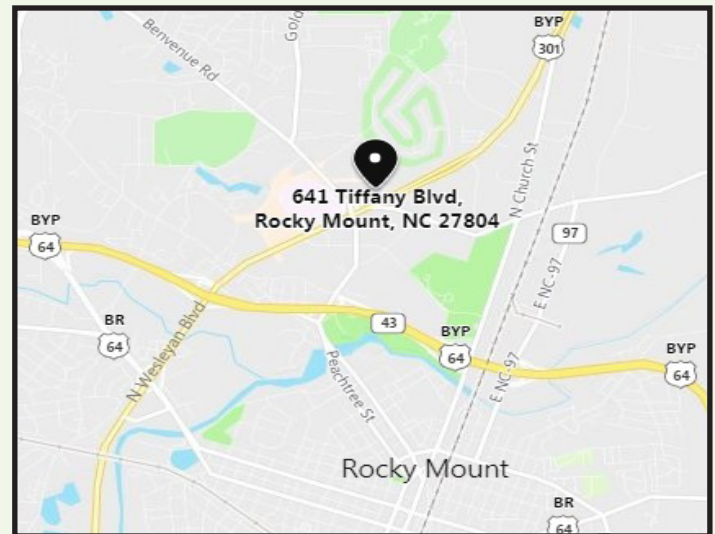
**DETAILS:**

- Developed in desirable location just off of Highway 301 N. Easy access to US Hwy 64.
- Adjacent to Tiffany Square.
- All brick construction with attractive, well-maintained buildings and grounds. Surrounded by numerous retail, office and multi-family developments.

**RENTAL INCOME:**

- Gross income approximately \$8,000.00 per month with one 1,000 SF unit vacant. Rent roll available upon request.
- Great value add opportunity.
- Scheduled NOI = \$71,116.90; 2020 gross income is lower due to COVID - 19.

**ASKING PRICE: \$950,000.00**



**William White, Broker**

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Building For Sale



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