

RETAIL SPACE FOR SALE

395 Crimson Laurel Way

Bakersville, NC 28705

\$525,000



Property Description

A Value-Add Commercial Investment Opportunity in Bakersville.

Excellent opportunity to acquire a commercial property on approximately 1.6 acres in Bakersville, offering existing income, substantial usable space, and long-term value-add potential. The property includes ample parking, newer roofing on the structure, and flexibility for an investor, owner-user, or developer.

The building is occupied by Dollar General, a nationally recognized tenant currently operating under a 2-year lease with a 5-year renewal option. This provides immediate cash flow and the stability of an established retail tenant while allowing a new owner to explore additional upside throughout the property.

Beneath the Dollar General space is a large two-bay warehouse totaling approximately 7,425 square feet. The warehouse features two oversized barn doors measuring approximately 15 feet wide by 10 feet high, making the space well-suited for storage, distribution, contractor use, light industrial operations, workshop space, or other commercial uses. Activating or leasing this underutilized warehouse area presents a clear opportunity to create additional income and improve the overall performance of the asset.

With income already in place from the Dollar General lease and significant warehouse square footage available for additional use or leasing, this property offers multiple paths to value creation.

The adjacent building and lot (381 Crimson Laurel Way) are also available in a separate offering, further enhancing flexibility for future development.

This is a rare Bakersville commercial opportunity, combining national-tenant cash flow, value-add upside, and adaptable space for a wide range of commercial uses.



Offering Summary

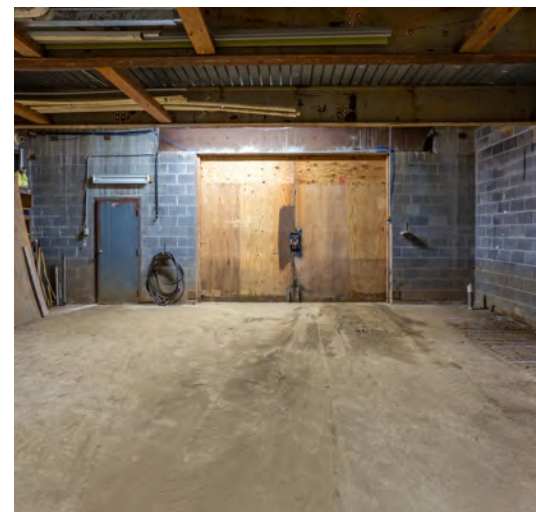
Sale Price:	\$525,000
Lot Size:	1.6 Acres
Cap Rate:	8.5%

Demographics	1 Mile	5 Miles	10 Miles
Total Households	90	2,279	8,704
Total Population	209	5,348	21,376
Average HH Income	\$74,652	\$73,781	\$75,432

OFFERING MEMORANDUM

395 Crimson Laurel Way, Bakersville, NC 28705

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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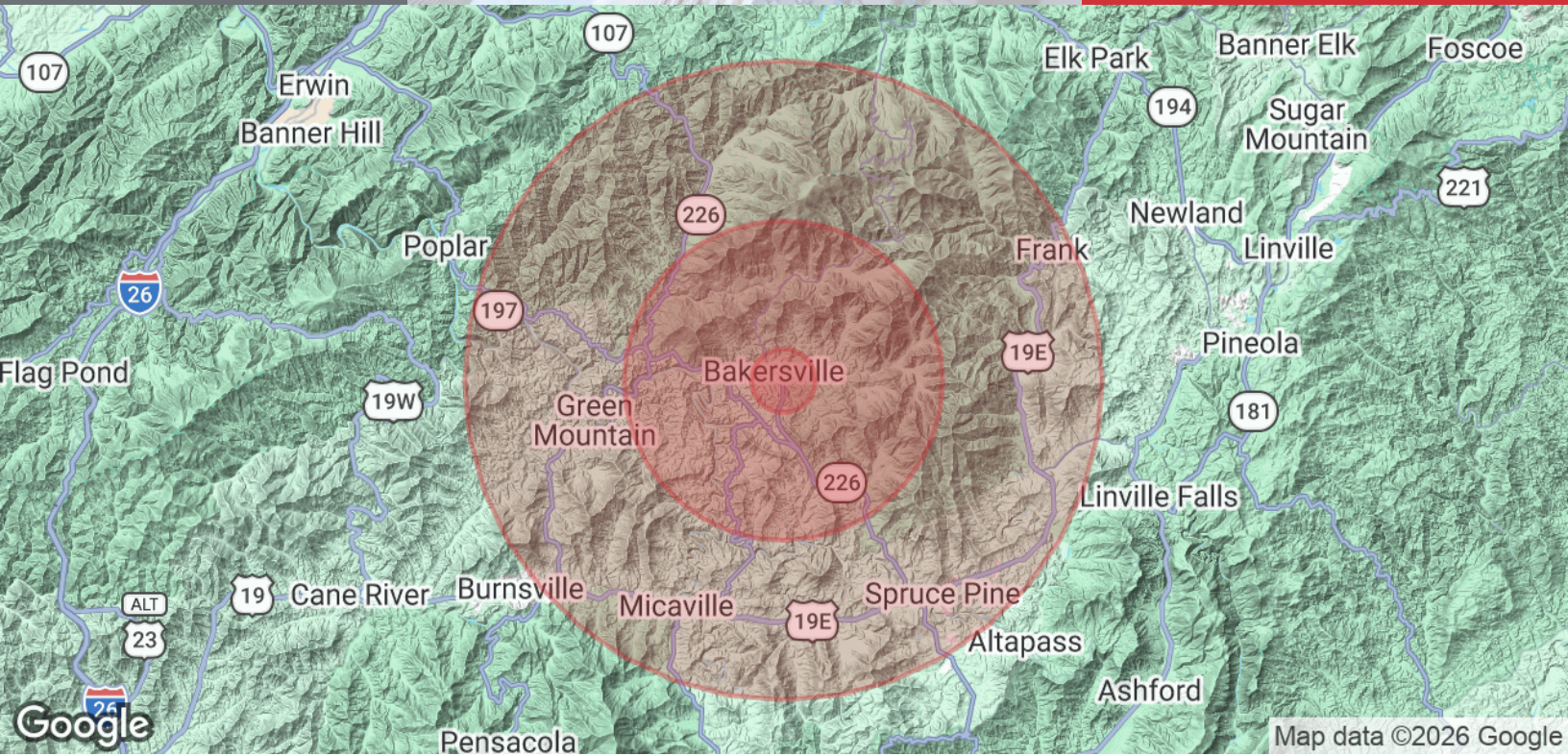
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Population

1 Mile

5 Miles

10 Miles

Total Population	209	5,348	21,376
Average Age	50.0	49.0	47.0
Average Age (Male)	51.2	48.4	45.5
Average Age (Female)	51.2	50.0	48.2

Households & Income

1 Mile

5 Miles

10 Miles

Total Households	90	2,279	8,704
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$74,652	\$73,781	\$75,432
Average House Value	\$241,722	\$222,167	\$216,060

2023 American Community Survey (ACS)

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Ian Moorrees

Commercial Broker

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Professional Background

Ian Moorrees is a commercial real estate broker with NAI Beverly-Hanks in Asheville, North Carolina, specializing in investment sales, leasing, and development opportunities across Western North Carolina. With a background in entrepreneurship and hands-on experience in construction, HVAC, and property systems, Ian brings a practical, solutions-oriented approach to every deal.

He works closely with investors, business owners, and developers to identify opportunities, structure strong transactions, and create long-term value. Ian is passionate about building relationships, understanding his clients' goals, and helping them succeed in an evolving real estate market.

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