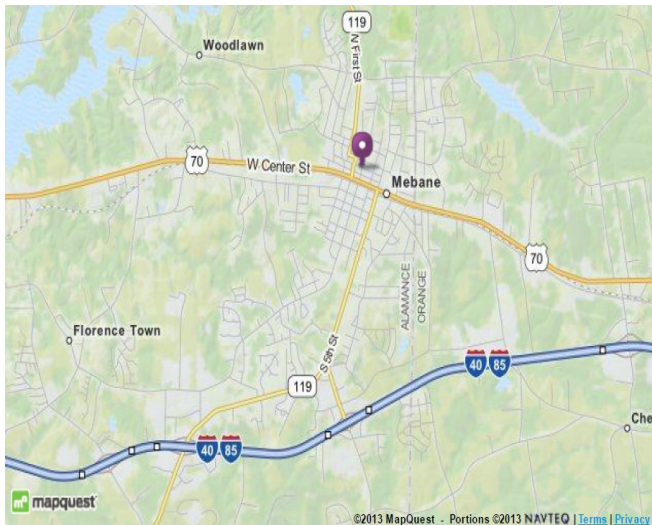


# Downtown Restaurant Or Retail Property

204 West Ruffin Street, Mebane NC



## This Property Offers:

**A Downtown Mebane Location:** Join other successful old town Mebane retailers. This property is located between downtown Mebane and historic neighborhoods and is in close proximity to the 300,000+ SF Tanger Outlet Mall mixed use project.

**Versatile Site (with Drive Through):** This prior restaurant location has a mostly open floor plan, a drive through window and lane, as well as a commercial kitchen venting system (though all other FF&E for a commercial kitchen has been removed). This versatile property has a liberal zoning and could easily be converted to an abundance of uses.

**Parking:** Unlike other downtown properties, this location has abundant and on site parking.

*For details, contact:  
Ken Born @ (703) 980-7754  
Born Commercial*

**Parcel ID:** Almance County 168015 / Old Tax ID 201- 791-3

**Acreage:** Approximately .71 acres

**Zoning:** B-1 / Central Business District in Mebane's Planning and Zoning jurisdiction (919-563-9990)

**Site Subdivision:** Due to watershed zoning restrictions, no subdivision of this site is possible.

**Improvements:** 2,400 SF building (60' x 40') built 1980

**Building Systems (HVAC):** Two (2) Heil Units installed in 2005

**Prior Use:** A Restaurant (which sat 99 persons)

**Signage:** Excellent visibility on 2<sup>nd</sup> Street / 119 corridor with signage partially visible to Main Street.

**NC DOT Traffic Counts (2011):** 11,000 VPD

**Pricing:** \$150,000 (\$62.50 SF)