

# FOR SALE

3966 Camden Road  
Fayetteville, NC 28306



## +/- 1.35 AC COMMERCIAL LAND ON CAMDEN ROAD

### Offering Summary

- Sale Price: \$129,000
- Size: +/- 1.35 Acres
- Zoned: M2—Industrial District & CP—Commercial Property
- Frontage: 224.78 +/- on Camden
- Traffic Count: 17,000 +/- VPD NCDOT 2022

### Property Description

Zoned for commercial and industrial use: M2 and CP, this 1.35 acres is the perfect property to build your start up commercial business. Septic and well. PWC for electricity. Soil is WgB which is Wagram-Urban land suitable for development according to Cumberland County Maps. Drainage easement approximately in the center of the property. Great visibility and one curb cut. Next to All Okay Auto Repair (4006 Camden Rd.) and across from American Sweep and Stripe (4001 Camden Rd.).



**Michael H. Paschal**

910.527.5990 | Paschal@nc.rr.com

**Malinda Craven**

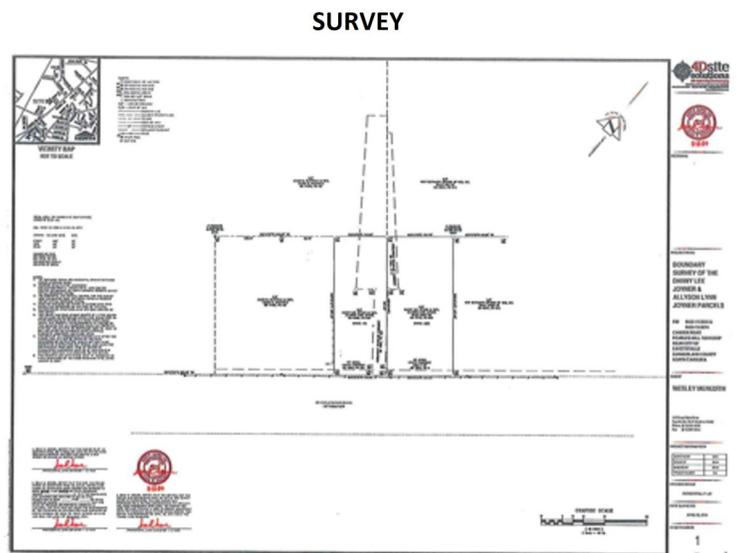
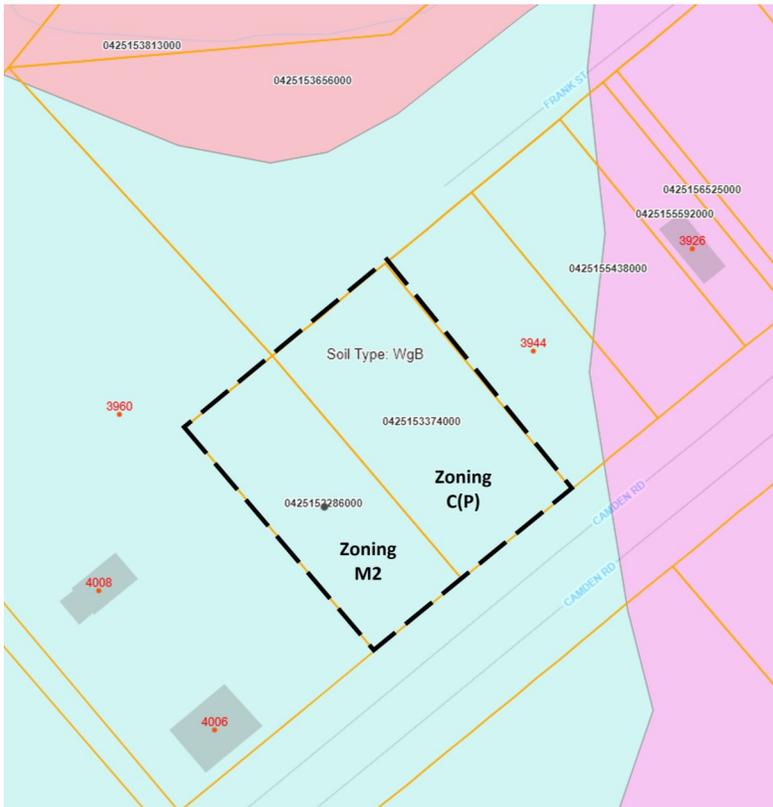
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