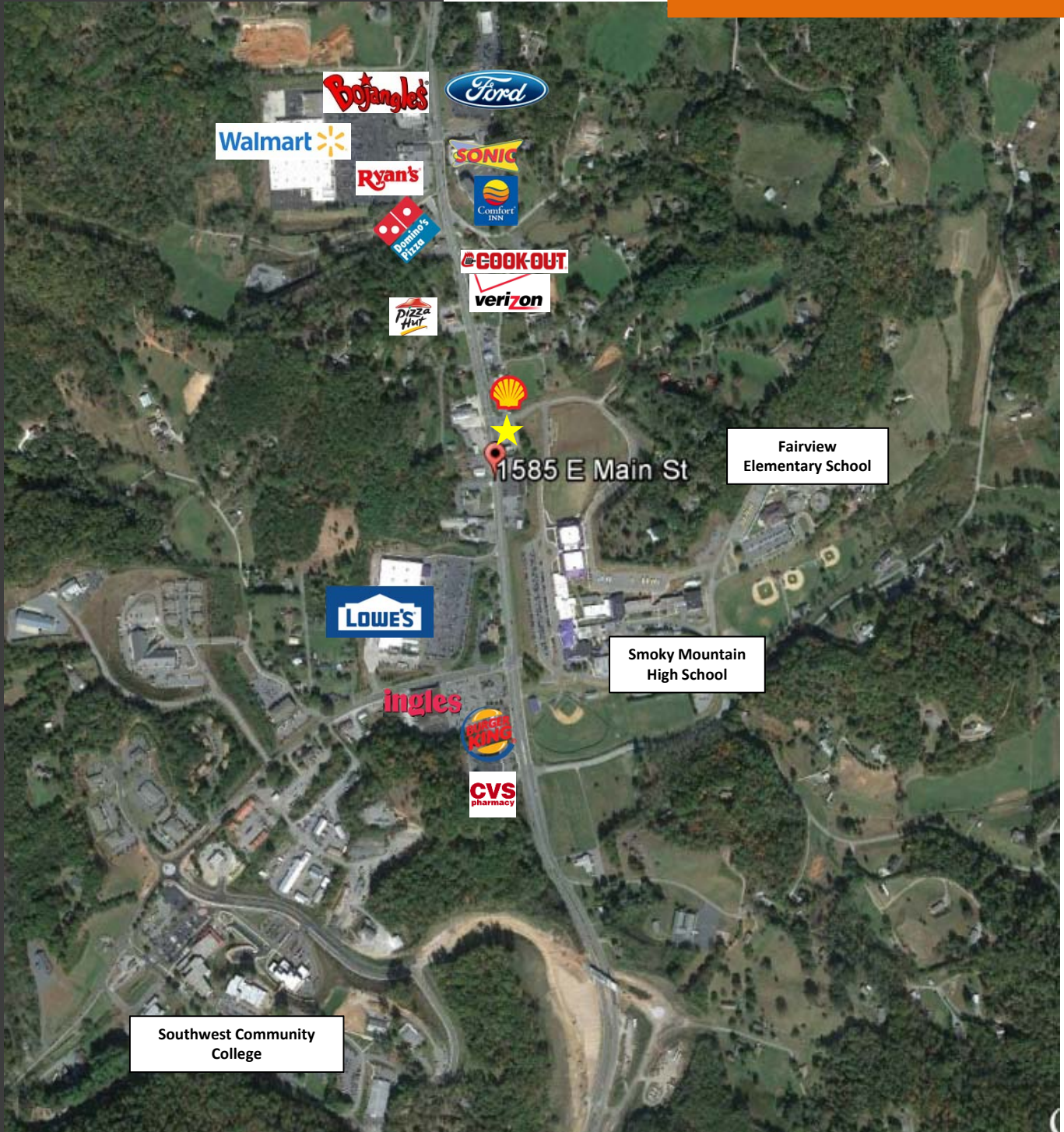


Available:  
For Sale or For Lease  
0.7 Acre Land



*1585 East Main Street*  
Sylva, NC 28779



For information please contact:  
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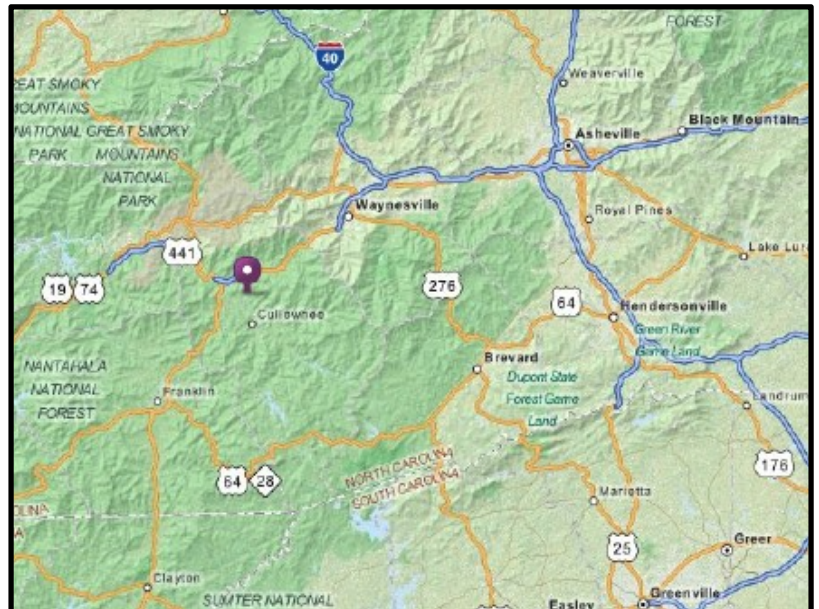
Available:  
For Sale or For Lease  
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**1585 East Main Street**  
Sylva, NC 28779

**Property Features:**

- Corner lot @ signalized intersection
- 3,200 +/- SF existing building
- Zoning: B-3 Business District
- For Lease: \$3,000/month NNN "As-Is"
- Sale Price: \$475,000
- Corner lot at entrance road to Smoky Mountain High and Fairview Elementary Schools
- Located near Western Carolina University (10,000+ enrollment) and Southwestern Community College (2,700+ enrollment)



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