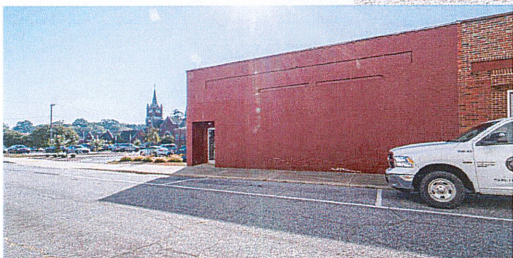




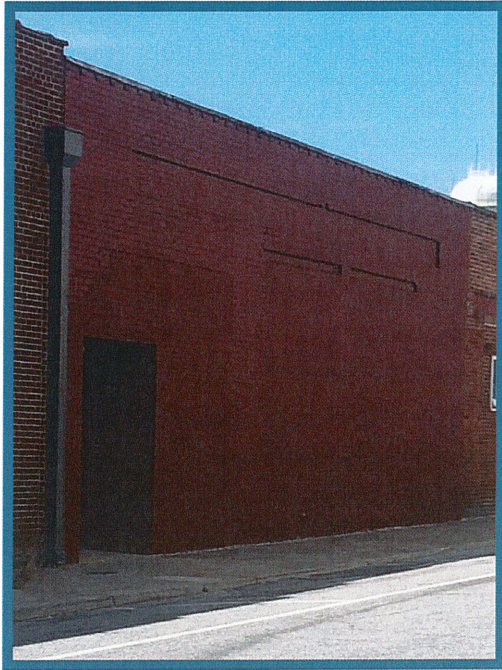
WAYNE BROOKS  
980-241-2596

125 W Water St Ext, Lincolnton, NC 28092



**RE/MAX**  
Crossroads





## OVERVIEW

Located on the Downtown Square area of Lincolnton, has great potential for multiple types of businesses. Main level has been cleared and is 4200 SF, the Basement 2034 SF.

Excellent location right off the court square in fast growing, well-established downtown area. Enjoy the benefits of being close to restaurants, banks, shops, rail trail, post office, citizen & cultural center. Popular area and sidewalk makes for a considerable amount of foot traffic. Downtown is booming with many new businesses. With its prominent position in the heart of Lincolnton, this is an awesome opportunity for anyone looking for restaurant, or retail space! It boasts an expansive open floor plan, ideal for a variety of uses. This would be a renovation project someone looking for a

**For Sale: \$350,000 ~ 4200 SF**

## UTILITIES:

Water/Sewer:	City of Lincolnton
Phone/Internet:	Charter or AT&T
Electrical:	City of Lincolnton
Natural Gas:	Piedmont Natural Gas

## NEARBY RESTAURANTS, BARS AND BREW-



## HIGHLIGHTS:

- 4,200 SF Main Brick Building facing Water St.
- Basement area access from the backside of building, separate entrance 2,034 SF.
- Zoned: CB—Central Business
- Roof : Flat, Metal, Tar & Gravel
- New City owned public parking of 60 new spaces beside building.
- Additional on-street parking in front of building.
- Building has been cleared and ready to upfit as desired restaurant or retail or created space(s).
- Great beams in ceiling structure.

## Contact Information:

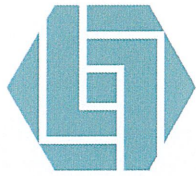
John Dancoff

Phone: (704) 732-1511 Ext. 2

Email: [john@lincolneda.org](mailto:john@lincolneda.org)



**FRONT OF BUILDING**



**SMALL BUSINESS &  
ENTREPRENEURS**  
LINCOLN ECONOMIC DEVELOPMENT ASSOCIATION

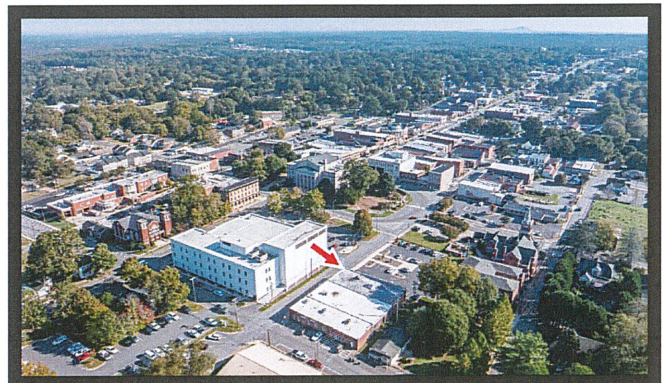


**NEW CITY OWNED PAVED PARKING LOT**

**60 NEW SPACES**



**ON STREET PARKING IN**





# INTERIOR GUTTED ~ EXPOSED CEILING BEAMS

