



OVERVIEW

This stand alone building has been completely remodeled and ready to move in. Located on East Main Street, a high traffic count area. It sits between Lail Electric and Wendy's. It has 0.467 Acre—with open acreage behind the building that could be used for multi-purpose or additional parking.



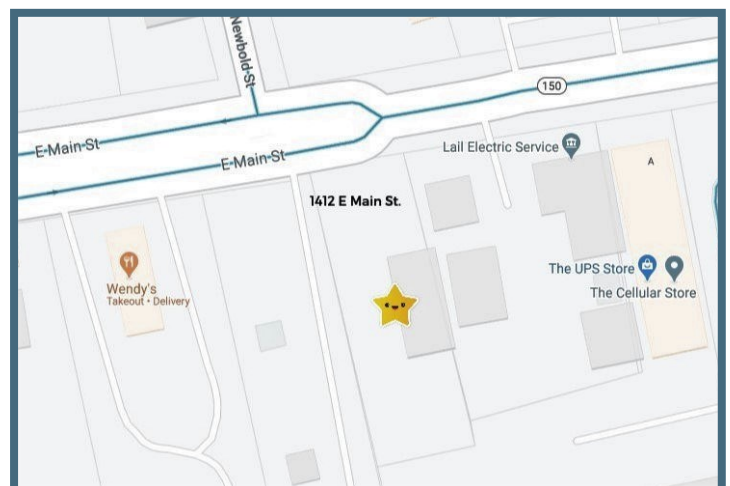
For Sale: \$875,000 or For Lease: \$3500 Per Month - Building 2731 SF Total

HIGHLIGHTS:

- Completely remodeled inside/outside.
- Ramped front entrance with porch covering.
- Vaulted ceiling in main entrance area.
- Ramp inside for access to rear part of main floor building for storage, stock, or other uses, open space.
- Has private office, two bathrooms.
- Basement with exit to fenced-in under building area for outside storage.
- New paved parking

UTILITIES:

Water/Sewer:	City of Lincolnton
Cable/Internet:	Charter
Electrical:	City of Lincolnton
Natural Gas:	Piedmont Natural Gas



Contact Information:

John Dancoff, Business Development

Phone: (704) 732-1511 Ext. 2

Email: john@lincolneda.org