

OVERVIEW

Former printing company on busy high exposure corner lot at traffic light intersection. Has a retail front entrance, 2 office spaces, 2 bathrooms, kitchen/break area space with sink. Has 3201 Total SF with 2000 SF for retail/manufacturing/warehouse.

For Sale: \$500,000 Total SF = 3201

UTILITIES:

Water/Sewer: City of Lincolnton
Cable/Internet: Charter or AT&T
Electrical: City of Lincolnton

HIGHLIGHTS:

- 3201 SF Total
- Zoned G-B
- Parking Lot, ample unmarked
- Heat/Cool
- .36 Acre Lot
- Flooring Concrete/Vinyl
- High Traffic Count
- Corner lot exposure at lighted intersec-

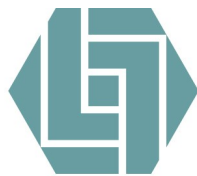
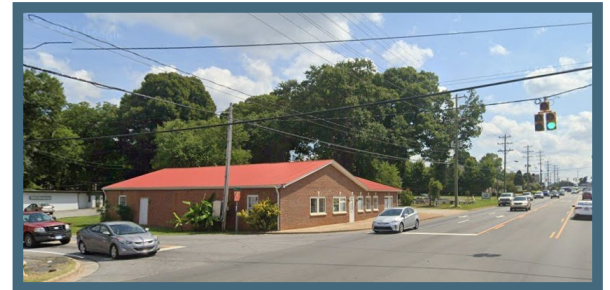


Contact Information:

John Dancoff , Small Business Development

Phone: (704) 732-1511 Ext. 2

Email: john@lincolneda.org



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