

# 417 E MAIN STREET

## *Lincolnton*



LEE HUSS

## CONTACT



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# 417 E Main Street, Lincolnton, North Carolina 28092

## Listing


[Schedule a Showing](#)

### 417 E Main Street, Lincolnton, North Carolina 28092

MLS #: **4328012**Status: **ACT**Legal Desc: **417 E MAIN ST**Category: **Commercial Lease**Parcel ID: **20418**County: **Lincoln**Acres: **0.32**Lease \$: **\$500**Zoning: **CBT**Deed Ref: **2288-270**OSN: **Canopy MLS**

Complex Name:

Tax Val: **\$189,144**

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#### General Information

Type: **Office**  
 Second Type: **Business**  
 Sale/Lse Inc: **N/A**  
 Documents:  
 In City: **Yes**  
 Restrictions: **Use**  
 Restrict Cmnts: **CBT Zoning**

#### Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **1920**  
 Const Status:  
 Const Type:  
 # of Bldgs:  
 # of Rentals:  
 # of Units:  
 Baths Total:  
 # of Stories:

#### Square Footage

Total: **201**  
 Min SF Avail: **201**  
 Max SF Avail: **201**  
 Min Lse\$/SF: **\$201.00**  
 Max Lse\$/SF: **\$201.00**  
 Office SqFt: **201**  
 Warehouse SF:  
 Garage SF:

Recent Change: **12/12/2025 : NEW**

#### Additional Information

# of Docks: # DriveIn Drs: Rail Service: # Bays:  
 Ceiling Hgt: Available Date: Sec Dep: Entry Lvl:  
 Flood Plain:  
 Road Front:  
 Ownership:  
 Rd Respos: **Publicly Maintained Road**  
 Addl Parcels:  
 Lease Terms:

#### Parking Information

Main Lvl Garage: Garage: # Gar Sp: Carport: **No** # Carport Spc:  
 Covered Sp: Open Prk Sp: **Yes/2** # Assg Sp:  
 Driveway: Prkng Desc:

#### Features

Fixtures Exclsn: **No** Basement Dtls: **Yes/Other**  
 Road Surface: **Paved** Patio/Porch:  
 Roof: **Slate** Other Structure:  
 Security Feat: Inclusions: **N/A**

#### Utilities

Restrictions: **Use - CBT Zoning**

#### Association Information

Subject to HOA: **None** Subj to CCRs: **No** HOA Subj Dues:

#### Public Remarks

Enjoy an office in beautiful downtown Lincolnton. Freshly painted with LVP flooring. This office is located on the first floor of the building. Electricity/water costs are included in the rent. Extra storage available for an additional \$100 per month. Walk to the post office, restaurants, shops, etc. An owner of this property is a licenced real estate broker in NC.

Showing Instructions, Considerations, and Directions

Call Listing Office, Sign

#### List Agent/Office Information

DOM: **3** CDOM: **3** Expire Dt: **12/08/2026**  
 Mkt Dt: **12/12/2025** DDP-End Dt:  
 Agent/Own: **Yes** List Agreeemnt: **Exclusive Right To Lease**  
 For Appt Call: **704-735-0099** Agent Phone: **704-735-0099**  
 List Agent: **John (Jr) Gilleland (27378)** Office Phone: **704-735-0099**  
 List Office: **Gilleland Realty Inc (7378)** Full Service: **Full Service**  
 Seller Name: **Sweetwater Group, LLC**  
 Web URL: