



OVERVIEW

Built in 1918. Located on the Downtown Square area of Lincolnton, has great potential for multiple types of businesses. Has been gutted and is 4200 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 !

For Sale: \$195,000 ~ 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 BREWERY



HIGHLIGHTS:

- 4,200 SF Total Brick Building Gutted
- Zoned: CB—Central Business
- Roof: Flat, Metal, Tar & Gravel
- New City owned public parking of 50 new spaces beside building.
- Additional on-street parking in front of building.
- Building has been gutted and ready to upfit as desired restaurant or retail.
- Great beams in ceiling structure.
- Historic building from 1918, last tenant was the local hometown newspaper Lincoln Times News (great theme for unique business).

Contact Information:

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SIDES AND FRONT OF BUILDING



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

**NEW CITY OWNED PAVED PARKING LOT
50 NEW SPACES READY EARLY OCTOBER**

**ON STREET PARKING IN
FRONT OF BUILDING**



INTERIOR GUTTED ~ EXPOSED CEILING BEAMS

