



## OVERVIEW

The first floor is ideal for a small business located on a busy downtown corner in the 100 Block of East Main Street. Large plate glass front ideally displays merchandise for marketing. The second floor is a Loft with private entrance on Academy Street. Remodel/demo of the interior is partially completed. All utilities needed to be updated and have been removed for you, saving demo cost. Fire proof sheet rock, scaffolding, tools for installation remain with building along with some original fixtures, doors, lighting fixtures, and globes. Some brick interior walls are now exposed with the removal of the plaster and then sealed properly that was very labor intensive.

**For Sale: \$295,900 ~ 5675 Total SF**

## UTILITIES:

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



## HIGHLIGHTS:

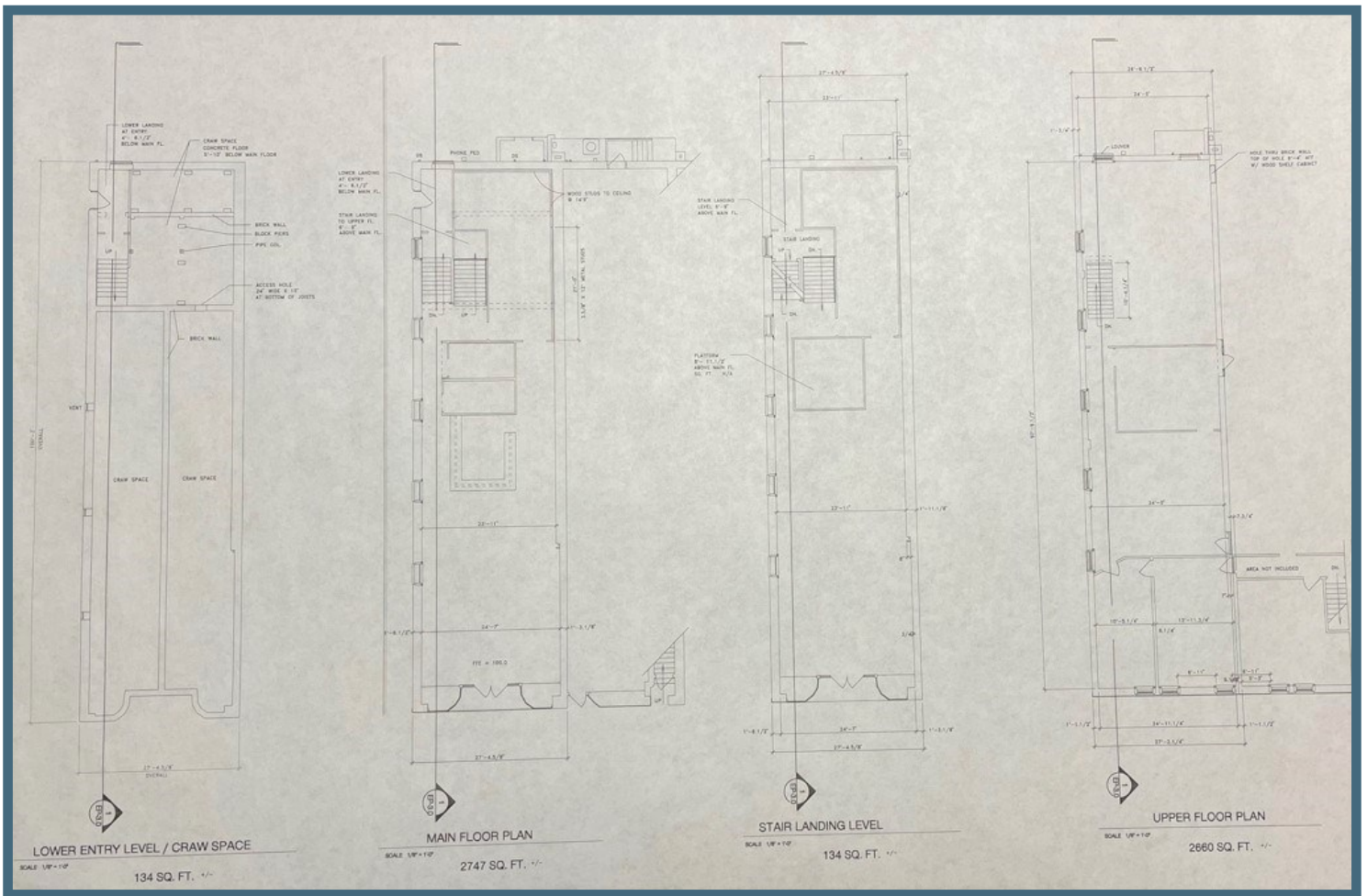
- Building 1900's on Historic Register as part of the Wampum General Store
- Architectural Plans Available
- 2747 SF Main, 2660 SF Upper Loft
- Full Glass Front Display Windows
- Busy downtown corner in 100 Block of East Main Street
- Exposed brick interior walls sealed
- Original Floors
- Drug Store Mural on Side of Building.

### Contact Information:

**Rhonda Hunter, Entrepreneur Specialist**

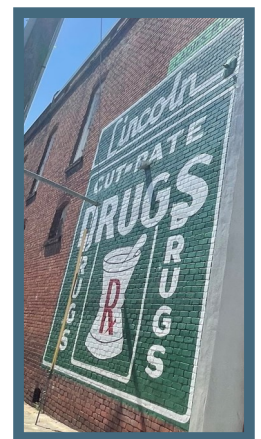
**Phone: (704) 732-1511 Ext. 6**

**Email: [rhonda@lincolneda.org](mailto:rhonda@lincolneda.org)**



**2018**

**Awnings were removed and entire front facade was painted cream color. The Drug Store mural was re-painted. These upgrades were made by the two new owners of 132 and 124 together.**

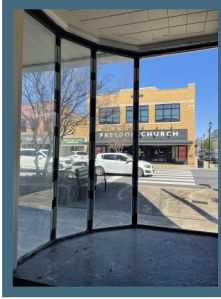


**2015**

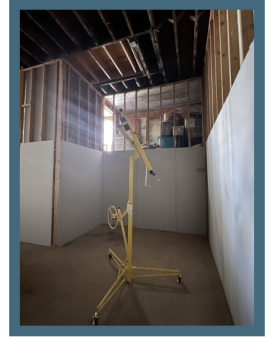
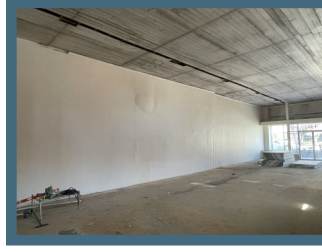
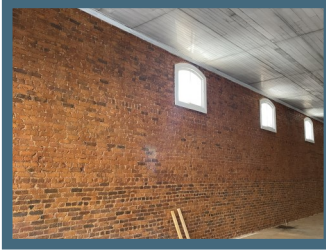
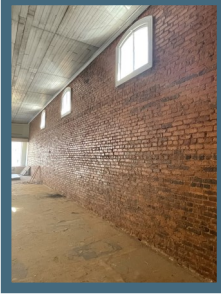
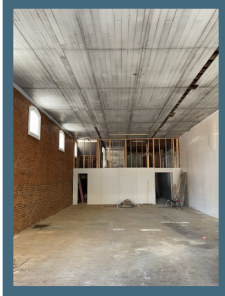
**132 East Main Interior before renovations began on the interior.**



## GLASS DISPLAY WINDOWS AND GLASS DOUBLE DOORS

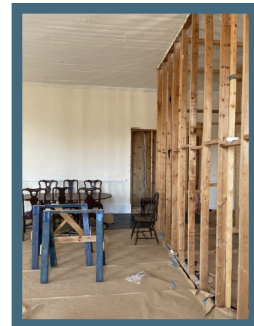
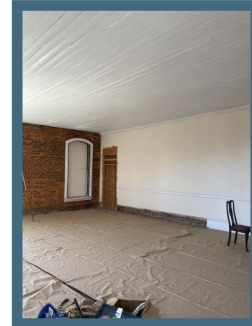
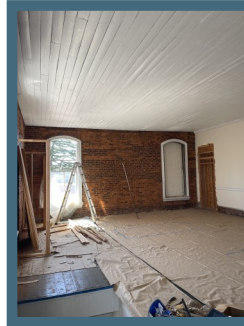
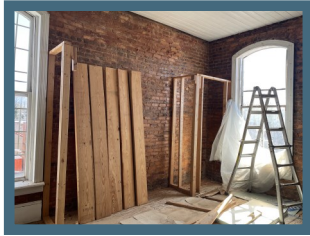


## MAIN FLOOR—PLASTER REMOVED-BRICKS RESEALED- PAINTED WALL



**MECHANICAL ROOM,  
STORAGE, OFFICE &  
MAIN FLOOR BATH  
ROOM AREAS.**

## UPPER FLOOR KITCHEN AREA



## TWO HALLWAYS



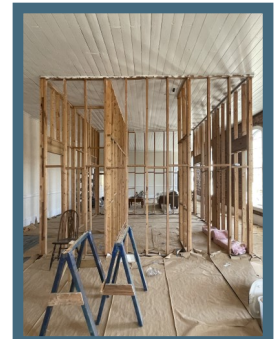
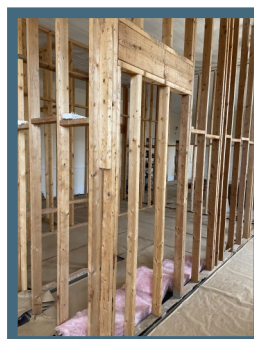
## POWDER ROOM



## LAUNDRY ROOM

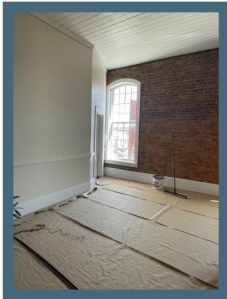
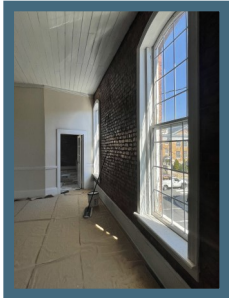


## LARGE BATHROOM

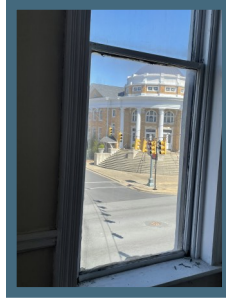
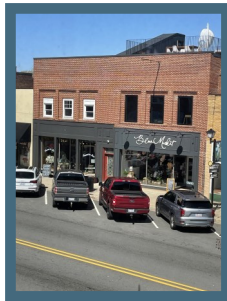




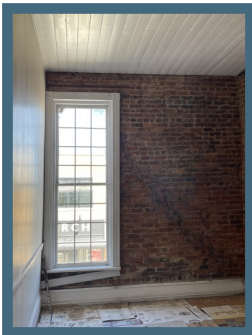
**LIVING ROOM AREA**



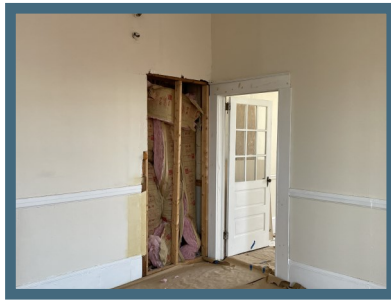
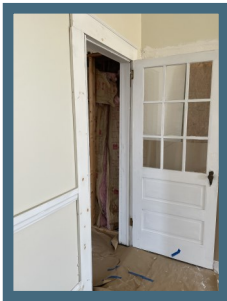
**LIVING ROOM  
AREA AND BED-  
ROOM ENTRIES**



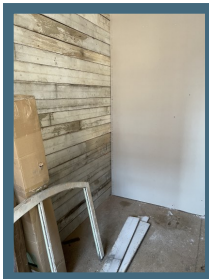
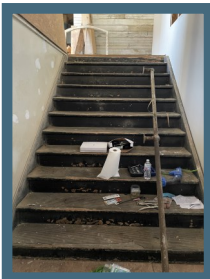
**BEDROOM #1**



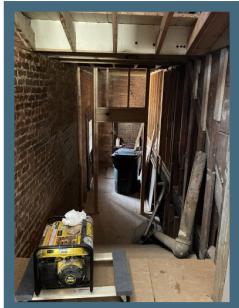
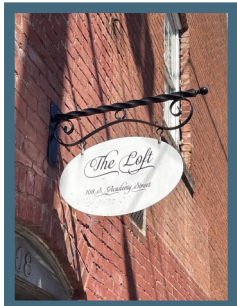
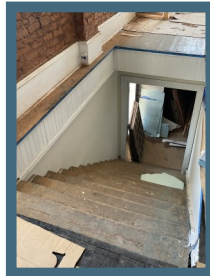
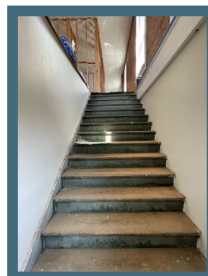
**BEDROOM #2**



**STAIRCASE FROM  
MAIN FLOOR AND  
LANDING.**



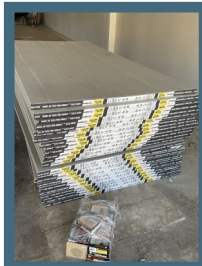
**STAIRCASE TO LOFT ON  
2ND FLOOR SHOWING  
UP AND DOWN VIEWS.**



**PRIVATE LOFT ENTRANCE ON ACADEMY STREET.**

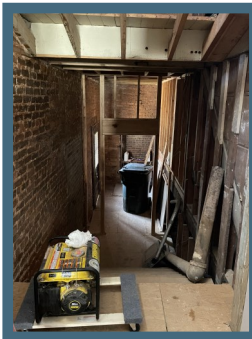


**FIRE RATED SHEET ROCK,  
SHEET ROCK SCREWS, SHEET  
ROCK INSTALLATION HOLDER,  
BUCKETS ALL PURPOSE MUD.**



**SCAFFOLDING  
AND SHEET ROCK  
INSTALLATION  
HOLDER IN STOR-  
AGE, MECNANI-  
CAL, OFFICE &  
MAIN FLOOR  
BATHROOM AREA.**

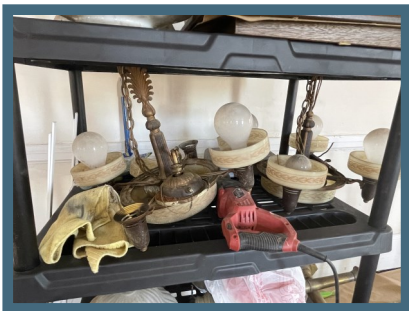
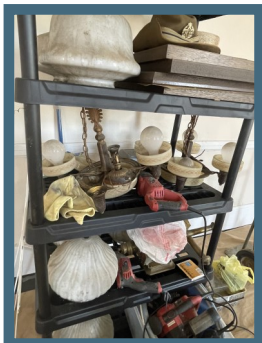
**GENERATOR**



**MULTIPLE ORIGINAL DOORS  
AND WINDOWS**



**PERIOD CHANDELIERS, GLOBES AND LIGHTING**



## 1900's Wampum General Store



*Yesterday and today. Although the business itself has been gone for decades, the building with origins as the Wampum General Store remains on the corner of East Main and Academy Streets.*

Originally the Wampum General Store at 132 East Main was a combination of three current buildings (124-132).

The storefront was originally brick with key stoned lintel and granite detail and was erected between 1902 and 1906. Between 1911 and 1921, 124 East Main Street was built as an addition to the original building.

In 1916 The Wampum Store became the Abernethy and Thompson Store which, in 1921 became Efird's Department Store.

When Efird's vacated in 1930 it became a retail drugstore which it remained, then under different owners during the 1940's and 1950's it was known as Lincoln Cut Rate Drugs and later simply Lincoln Drug offering a pharmacy, shopping, as well as a lunch counter.

In the mid-twentieth century, the building served as a community meeting place, with a large dining room and kitchen on the second floor.

## 1940's Lincoln Cut Rate Drug



1960-1970's

Building sheathed in Metal  
Lincoln Drug







2018



1900's

Wampum Department Stores, one of the city's few buildings of Italianate influence. In the mid-twentieth century, the facade was stuccoed, so that while most of its original features—including a round-arched central window with a key stoned lintel and a granite sill, corbeled half pilasters, two corbeled string courses across the upper facade, and a corbeled cornice—remain, they are not as crisp as they appeared originally. The building's segmental-arched, bracketed parapet projecting above the center bay was removed when the facade was sheathed with metal in the 1970s; in recent years, the metal sheathing was removed. The group of stores occupying the building originally was intended to serve primarily the employees of the Wampum Cotton Mill. The building became Efird's Department Store in the 1930s, but beginning in the 1940s, it served as the Lincoln Cut Rate Drugs (later Lincoln Drugs).



2015