



**For Lease to Own Arrangement ~ Owner Financing Available ~ 1632 SF**

## OVERVIEW

Owner looking for a Café with Bakery. Built in 1935. Located one block off the Downtown Square area of Lincolnton, corner of N Aspen and E. Pine St. Excellent location in fast growing, well-established downtown area. Enjoy the benefits of being close to restaurants, banks, shops, rail trail, post office, citizen & cultural center. Downtown is booming with many new businesses. With its prominent position in the heart of Lincolnton, this is an awesome opportunity for a small café with bakery. Townhomes just across the street are full and new townhomes on East Pine Street. This will require a commercial kitchen upfit with owner willing to finance with a Lease to Own arrangement.

### UTILITIES:

Water/Sewer:	City of Lincolnton
Phone/Internet:	Spectrum or AT&T
Electrical:	City of Lincolnton
Natural Gas:	Piedmont Natural Gas

### HIGHLIGHTS:

- 1632 SF Total ~ Brick Building
- Zoned: CB—Central Business
- Historic building from 1935, original use was a service station, and last used for retail.
- Portico could be your new outdoor seating
- Separate area can be converted in to commercial kitchen, has a roll up door, if you also want to cater for loading/unloading.
- Dining Room seating area in front, with a side area for bakery items served inside or for carry-out.
- Has Gas Tanks Permanent Closure Report.

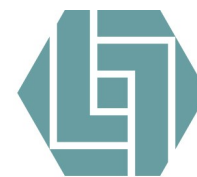


### Contact Information:

**Rhonda Hunter, Entrepreneur Specialist**

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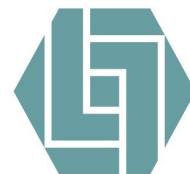
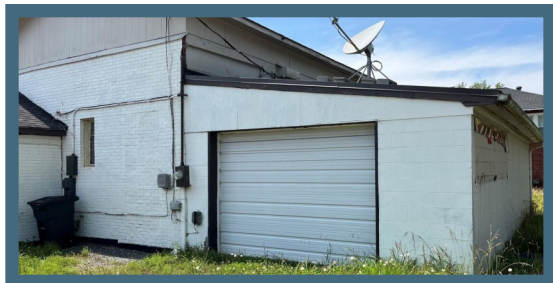


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