

This report prepared for Steve Bass by Judy Godwin

Welcome Properties

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1211 W Main Street, Locust NC 28097-8734

MLS#: 3089178	Category: Commercial	Parcel ID: 5565-04-90-4478
Status: Active	Tax Location: Locust	County: Stanly
Project Name	Tax Value: \$139,007	Zoning Desc: Highway Business
Zoning: HC		Deed Reference: 883
Road Front:		Cross Street: Tucker
Legal Desc: VAC W MAIN ST		



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General Information

Type: **Business**
 Secondary Type: **Retail Center**
 Documents: **Aerial Photo, Tax Information**
 Restrictions: **Architectural Review**
 Restrictions Rmks: **Architectural Review**

Listing Information

Trans Type: **For Lan**
 Sale/Lease Incl: **Lan**
 In City: **Yes**
 \$/Acre: **\$195,000**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **9999**
 Construct Status:
 Construction Type:
 # of Bldgs:
 # of Units:
 # of Rentals:
 # of Stories:

Square Footage

Total:
 Min Sqft Avail: **0**
 Max Sqft Avail: **0**
 Min Lse\$/Sqft: **\$0.**
 Max Lse\$/Sqft: **\$0.**
 Office Sqft:
 Warehouse Sqft:

Additional Information

Prop Fin: **Cash/Only, Conventional**
 Assumable:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Publicly Maint Rd:

Recent: **03/28/2017 : DECR : \$199,900->\$195,000**

Total Parking:	# of Docks:	Features	# Drive In Doors:	Rail Service:
Fixtures Exceptions: No			Wall Rvalue:	
Foundation: N/A				
Construction: N/A				
Miscellaneous: N/A				

Utilities: **County Sewer, County Water, Gas**

Approx Acres: **0.99** Flood Plain: **No** Land Information
 Approx Lot Dim: **100 x 140 91 x 316**

Subject To HOA: **No** Association Information
 Subject to CCRs: **No**

Remarks

Public Remarks: **CORNER LOT .32 ACRES WITH .67 ACRES ADJOINING TO MAKE AN "L" SHAPE LOT. MOTOVIA TE CONSIDER ALL OFFERS. Property located in the fast growing city of Locust on Highway 24/27 20,000+/- traffic count. We invite you to come look at this property today and begin the process of your business. Water, sewer and Natural Gas available with payment of tap fees. Building approval from the City of Locust. THANK YOU!**

Directions: **From I-485- Travel Albemarle Road (Highway 24/27) east Approx 12 Miles. Property located c 24/27 (West Main Street) and Tucker Street.**

Listing Information

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