

This report prepared for Steve Bass by Judy Godwin

Welcome Properties

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9621 Bethel Church Road, Locust NC 28097

MLS#: 2195922	Category: Commercial	Parcel ID: 5576-03-42-3447
Status: Active	Tax Location: Locust	County: Stanly
Project Name:	Tax Value: \$120,677	Zoning Desc: Highway Business
Zoning: HC		Deed Reference: 797:185
Road Front:		Cross Street: N. Central Ave
Legal Desc: HSE 9621 BETHEL CH RD		



1 / 1 Exterior Front

General Information

Type: **Retail Center**
 Secondary Type: **Retail Center**
 Documents: **Aerial Photo, Tax Information**
 Restrictions:
 Restrictions Rmks: **Locust Zoning Codes**

Listing Information

Trans Type: **For Bui**
 Sale/Lease Incl:
 In City: **Yes**
 \$/Acre: **\$19**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1974**
 Construct Status:
 Construction Type:
 # of Bldgs: **1**
 # of Units:
 # of Rentals: **1**
 # of Stories:

Square Footage

Total: **1,4**
 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**
 Publically Maint Rd:

Total Parking:	# of Docks:	Features	# Drive In Doors:	Rail Service:
Sprinkler: None			Floor Rvalue:	
Foundation: Crawl Space				
Construction: Wood				
Roofing: Asbestos Shingle				

Utilities: **Electricity, Septic Tank**

Approx Acres: 3.25	Flood Plain: No	Land Information	Approx Lot Dim: 3.25 +/- Acres
		Remarks	

Public Remarks: **ATTENTION - EXCELLENT OPPORTUNITY TO PURCHASE BUSINESS ACREAGE - HARD CORNER. F property. Tenant occupied and being sold as is. Any new construction would be subject to City approval. Water, sewer and Natural Gas available with approval and payment of tap fees. Call t to see this property.**

Directions: **From Charlotte - Travel Highway 24/27 east to Locust. Turn left onto Highway 200 North (N. C located on corner N. Central Ave and Bethel Church. Look for sign**

DOM: 1,220	CDOM: 1,220	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Closed Price:	LTC:

Prepared By: Judy Godwin

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