

**1216 W Main Street, Locust NC 28097**

MLS#: **2209642**  
 Status: **Active**  
 Project Name  
 Zoning: **OPS**  
 Road Front:  
 Legal Desc: **HSE 1216 W MAIN ST**

Category: **Commercial**  
 Tax Location: **Locust**  
 Tax Value: **\$73,240**

Parcel ID: **5565-04-90-3885**  
 County: **Stanly**  
 Zoning Desc: **Highway Business**  
 Deed Reference: **856/159**  
 Cross Street:

List Price: **\$675,750**



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General Information

Type: **Business**  
 Secondary Type: **Retail Center**  
 Documents:  
 Restrictions:  
 Restrictions Rmks: **Subject to City of Locust and DOT approval**

Listing Information

Trans Type: **For Sale**  
 Sale/Lease Incl: **Land**  
 In City: **Yes**  
 \$/Acre: **\$425,000**

Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **1939**  
 Construct Status:  
 Construction Type:  
 # of Bldgs: **3**  
 # of Units:  
 # of Rentals:  
 # of Stories: **1**

Square Footage

Total: **1,292**  
 Min Sqft Avail: **0**  
 Max Sqft Avail: **0**  
 Min Lse\$/Sqft: **\$0.00**  
 Max Lse\$/Sqft: **\$0.00**  
 Office Sqft:  
 Warehouse Sqft:

Additional Information

Prop Fin:  
 Assumable:  
 Ownership: **Publicly Maint Rd: Seller owned for at least one year**  
 Special Conditions: **None**

Features

Total Parking: # of Docks: # Drive In Doors: Rail Service:

Land Information

Approx Acres: **1.59** Flood Plain: Approx Lot Dim: **1.59 Acres**

Remarks

Public Remarks: **LOOKING FOR PROPERTY FOR BUSINESS DEVELOPMENT- NO NEED TO LOOK ANY MORE. We invite you to come look at this beautiful land that awaits your development. 1.59 acres but if you need more space, the 1.65 adjoining acres are available. Building being sold "AS IS" condition. Water available with payment of tap fee, Sewer and natural gas available from across street and will require payment of tap**  
 Directions: **From Charlotte - I 485- Travel Albemarle Road east (Hwy. 24/27) to Locust. Past thru 1st Stop Light. Look for sign on left. Property located just before Meadow Creek Road intersection.**

Listing Information

DOM: **706** CDOM: **706** Closed Dt: Slr Contr:  
 UC Dt: DDP-End Date: Closed Price: LTC:

Prepared By: Judy Godwin

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Kindest Regards  
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