

This report prepared for Steve Bass by Judy Godwin

Welcome Properties

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Email from Apr 06 2017

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00 W Main Street, Locust NC 28097

MLS#: 3261360	Category: Commercial	Parcel ID: 556504709332
Status: Active	Tax Location: Locust	County: Stanly
Project Name	Tax Value: \$152,890	Zoning Desc: Vacant Land
Zoning: ops		Deed Reference: 968-771
Road Front:		Cross Street:
Legal Desc: VAC 2.02 ACRES WEST MAIN ST		Elevation:
Comm Loc: Freestanding		



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General Information

Type: Unimproved Commercial	Trans Type: For
Secondary Type: Business	Sale/Lease Incl: Lan
Documents: Tax Information	In City: Yes
Restrictions: Architectural Review	\$/Acre: \$29
Restrictions Rmks: Review	

Listing Information

Bldg Information

New Const: **No**
 Builder:
 Year Built: **99999**
 Construct Status:
 Construction Type:
 # of Bldgs: **0**
 # of Units: **0**
 # of Rentals:
 # of Stories: **0**

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**
 Publicly Maint Rd: **Yes**
 Special Conditions: **Estate**

Features

Total Parking:	# of Docks:	# Drive In Doors:	Rail Service:
Ceiling Height: 0ft 0in		Ceiling Rvalue:	
Sprinkler: None		Floor Rvalue:	
Fixtures Exceptions: No		Wall Rvalue:	
Foundation: N/A			
Construction: N/A			
Miscellaneous: N/A			
Access: 4 Lane Highway, City Street, State Highway			

Utilities

Heating: **None**
 Cooling: **None**
 Utilities: **City Sewer, County Water, Gas**

Land Information

Approx Acres: **2.02** Flood Plain: **No** Approx Lot Dim:

Association Information

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

Remarks

Public Remarks: **EXCELLENT LOCATION FOR YOUR NEW BUSINESS VENTURE. 22,000 + Traffic Count per day. Lo into Locust road side W/great visibility from the 5 lane highway. Vacant land w/ some trees t/ timber. Locust is the fast growing city that welcomes new business. Water, sewer & Natural Ga payment of tap fees. Sellers will assist with any necessary rezoning. Thank you for considering appointment today to come look .**

Directions: **From Charlotte I-485 Travel east on Highway 24/27 to Locust Property located just past Med**

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