

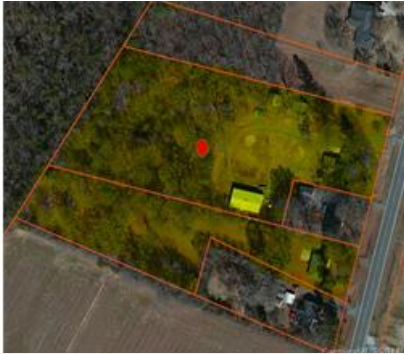
12560 Highway 601 Highway S, Midland NC 28107-9448

List Price: **\$1,290,000**

MLS#: **3050257**
 Status: **Active**
 Project Name
 Zoning: **C 601**
 Road Front:
 Legal Desc: **W/S HWY 601 4.16AC**

Category: **Commercial**
 Tax Location: **Cabarrus**
 Tax Value: **\$387,530**

Parcel ID: **5554-07-8114-0000**
 County: **Cabarrus**
 Zoning Desc: **Commercial**
 Deed Reference: **4985-238**
 Cross Street:



1 / 1

General Information

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

Listing Information

Trans Type: **For Sale**
 Sale/Lease Incl: **Building, Land**
 In City: **Yes**
 \$/Acre: **\$209,756**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1960**
 Construct Status:
 Construction Type:
 # of Bldgs: **6**
 # of Units:
 # of Rentals:
 # of Stories: **1**

Square Footage

Total:
 Min Sqft Avail: **6,500**
 Max Sqft Avail: **6,500**
 Min Lse\$/Sqft: **\$0.00**
 Max Lse\$/Sqft: **\$0.00**
 Office Sqft:
 Warehouse Sqft:

Additional Information

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

Features

Total Parking: # of Docks: # Drive In Doors: Rail Service: **No**
 Sprinkler: **None** Floor Rvalue:
 Fixtures Exceptions: **No** Wall Rvalue:
 Foundation: **Crawl Space, Slab**
 Construction: **Brick, Metal**
 Roofing: **Cmpstm, Metal**

Utilities

Heating: **Central, Gas** Cooling: **Central**
 Utilities: **City Sewer, County Water, Electricity, Septic Tank**

Land Information

Approx Acres: **6.15** Flood Plain: **No** Approx Lot Dim: **6.15**

Association Information

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

Remarks

Public Remarks: **RARE UNIQUE FIND - 2 parcel total 6.15 acres w/2 homes, one to live in and other one rental for extra income. Rec bldg., & 2,600 SF Steel bldg. w/3phase power, place for your business located on heavily traveled highway. Parcel # 55540781140000 (1,825 sf all brick home) Parcel # 55540669180000 (1,669 sf all brick home for rental) Presently tenant occupied. Several storage buildings. OR 6.15 LEVEL LAND FOR RETAIL SITE. We invite you to come look at this property and make the decision. THANKS**
 Directions: **From Charlotte - I-485 - Travel 24/27 east (Albemarle Road) approximately 9 miles. Turn right at stop light onto Highway 601 South. Property located approximately 1 mile on right. Look for sign**

Listing Information

DOM: **430** CDOM: **430** Closed Dt:
 UC Dt: DDP-End Date: Closed Price: Slr Contr:
 LTC:

Prepared By: Judy Godwin

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Kindest Regards
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