

This report prepared for Steve Bass by Judy Godwin

Welcome Properties

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1118 W Main Street, Locust NC 28097

MLS#: 3137070	Category: Commercial	Parcel ID: 5565-04-90-9658
Status: Active	Tax Location: Locust	County: Stanly
Project Name:	Tax Value: \$156,856	Zoning Desc: Highway Business
Zoning: Commerci		Deed Reference: 1064 368/1461 571
Road Front:		Cross Street: Meadow Creek Chur
Legal Desc: VAC West Main Street		Elevation:
Comm Loc: Corner		



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General Information

Type: **Business**
 Secondary Type: **Free Standing Retail**
 Documents: **None**
 Restrictions: **Architectural Review**
 Restrictions Rmks: **Building plan review**

Listing Information

Trans Type: **For**
 Sale/Lease Incl: **Lan**
 In City: **Yes**
 \$/Acre: **\$37**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **99999**
 Construct Status:
 Construction Type:
 # of Bldgs: **0**
 # 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, Lease**
 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:
Sprinkler: None		Floor Rvalue:	
Fixtures Exceptions: No		Wall Rvalue:	
Foundation: N/A			
Construction: N/A			
Miscellaneous: None			
Access: 4 Lane Highway, State Highway			

Utilities

Heating: **N/A** Cooling: **N/A**
 Utilities: **City Sewer, County Water, Electricity, Gas**

Land Information

Approx Acres: **0.67** Flood Plain: **No** Approx Lot Dim: **.67**

Association Information

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

Remarks

Public Remarks: **DESIRABLE LOCATION - CORNER WEST MAIN STREET AND MEADOW CREEK CHURCH ROAD. LO HERE---Hard corner with over 22 +/- traffic count per day. Leaving Locust side of street. We in at this property and begin the process of locating your business in the fast growing city of Locust. Property located at the corner of West Main Street and Meadow Creek Church Road. Vacant lot. Look for sign.**

Directions: **From Charlotte I-485. Travel Highway 24/27 east (Albemarle Road) to Locust. Property located at the corner of West Main Street and Meadow Creek Church Road. Vacant lot. Look for sign.**

Listing Information

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