

# This report prepared for Steve Bass by Judy Godwin

Welcome Properties

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

MLS#: <b>3218078</b>	Category: <b>Commercial</b>	Parcel ID: <b>557503420400</b>
Status: <b>Active</b>	Tax Location: <b>Locust</b>	County: <b>Stanly</b>
Project Name	Tax Value: <b>\$228,631</b>	Zoning Desc: <b>Highway Business</b>
Zoning: <b>HB</b>		Deed Reference: <b>1115 - 8</b>
Road Front:		Cross Street: <b>Locust Avenue</b>
Legal Desc: <b>Hse 209 W Main Street</b>		Elevation:
Comm Loc: <b>Freestanding</b>		



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General Information

Type: **Business**  
 Secondary Type: **Free Standing Retail**  
 Documents: **Tax Information**  
 Restrictions: **Building**  
 Restrictions Rmks: **City of Locust**

Listing Information

Trans Type: **For**  
 Sale/Lease Incl: **Bui**  
 In City: **Yes**  
 \$/Acre: **\$78**

Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **1948**  
 Construct Status:  
 Construction Type: **Site Built**  
 # of Bldgs: **2**  
 # of Units:  
 # of Rentals:  
 # of Stories: **1**

Square Footage

Total: **1,6**  
 Min Sqft Avail: **1,6**  
 Max Sqft Avail: **1,6**  
 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: **Yes**

Features

Total Parking:	# of Docks:	# Drive In Doors:	Rail Service:
# Bays:		Flooring: <b>Carpet</b>	
Sprinkler: <b>None</b>		Floor Rvalue:	
Fixtures Exceptions: <b>No</b>		Wall Rvalue:	
Foundation: <b>Crawl Space</b>			
Construction: <b>Brick</b>			
Miscellaneous: <b>Other</b>			
Roofing: <b>Fiberglass Shingle</b>			
Access: <b>4 Lane Highway, City Street, State Road</b>			

Utilities

Heating: <b>Central, Electric</b>	Cooling: <b>Central</b>
Utilities: <b>City Sewer, County Sewer, Electricity</b>	

Land Information

Approx Acres: <b>0.38</b>	Flood Plain: <b>No</b>	Approx Lot Dim: <b>100 x 167</b>
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Association Information

Subject To HOA:	Subject to CCRs: <b>No</b>
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Remarks

Public Remarks: **EXCELLENT LOCATION FOR YOUR BUSINESS. +/- 22,000 traffic count per day. 5-lane Hwy. Ple Locust Mayor's home. 1,600+/- Sq. Ft all brick house ready for the finishing touches. Property Fargo Bank and across the street from the Locust Post Office. County water & city sewer alread Additional separate garage for storage, etc. Adjoining .2 acres also available if you desire mor LOOKING OWNER WILL CONSIDER ALL OFFERS**

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