



**195 W Statesville Ave
 Mooresville, NC 28115**

Offered at \$400,000

Ryan Bentley, NC LIC#198407

Stikeleather Realty & Auction

444 Williamson Rd, Suite A, Mooresville, NC 28117

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(704) 200-7857

195 W Statesville Ave Mooresville, NC 28115

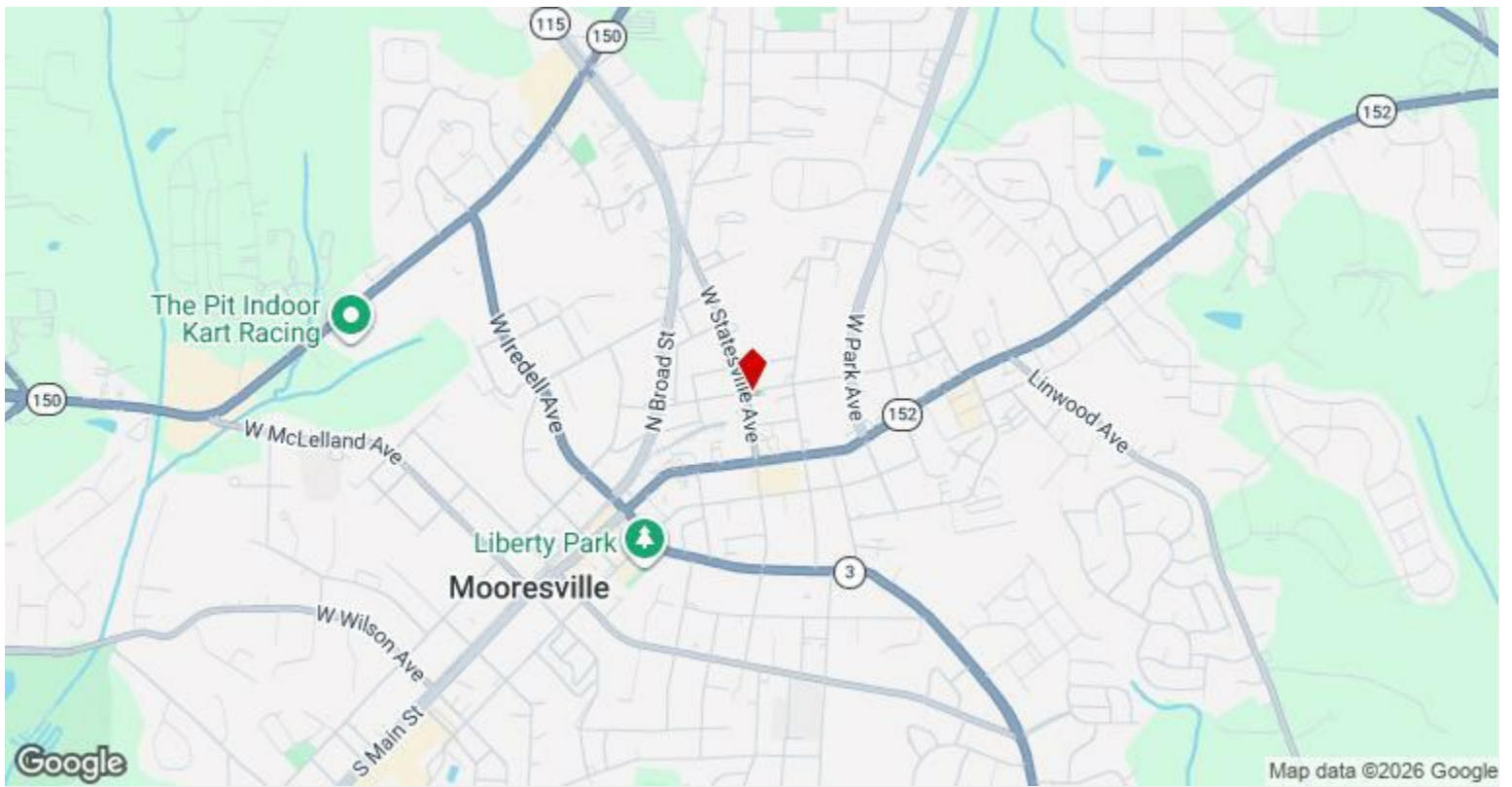
\$400,000

Rare opportunity to acquire a freestanding, single-story commercial brick building on a highly visible downtown corner. Positioned perfectly at the signalized intersection of Oak Street and W. Statesville Avenue, this 2275 sq ft., solid brick building guarantees maximum daily drive-by exposure. The sale includes 0.38 acres, solving the typical downtown dilemma by providing abundant, dedicated on-site parking. Zoned Downtown Enterprise (DE), the property supports an array of retail, professional office, medical, or service-oriented uses. Located in Mooresville's fast-growing submarket within the Charlotte MSA. Previously proven successful as a community YOGA studio. The open floor plan gives limitless lay out possibilities. HVAC manufacture date 2012 and 200amp electrical service in 2012.

- Signalized Intersection
- Abundant Parking- 14+
- Open Plan



Price:	\$400,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.38 AC
Gross Building Area:	2,275 SF
No. Stories:	1
Year Built:	1953
Tenancy:	Single
Parking Ratio:	6.15/1,000 SF
Clear Ceiling Height:	10 FT
Zoning Description:	DE
APN / Parcel ID:	4667-34-6059.000
Walk Score ®:	50 (Fairly friendly)



195 W Statesville Ave, Mooresville, NC 28115

Property Photos



IMG_20260618_142342 (2) (3)



IMG_20260618_142342 (3) (2)

Property Photos



IMG_20260618_142342 (6) (2)

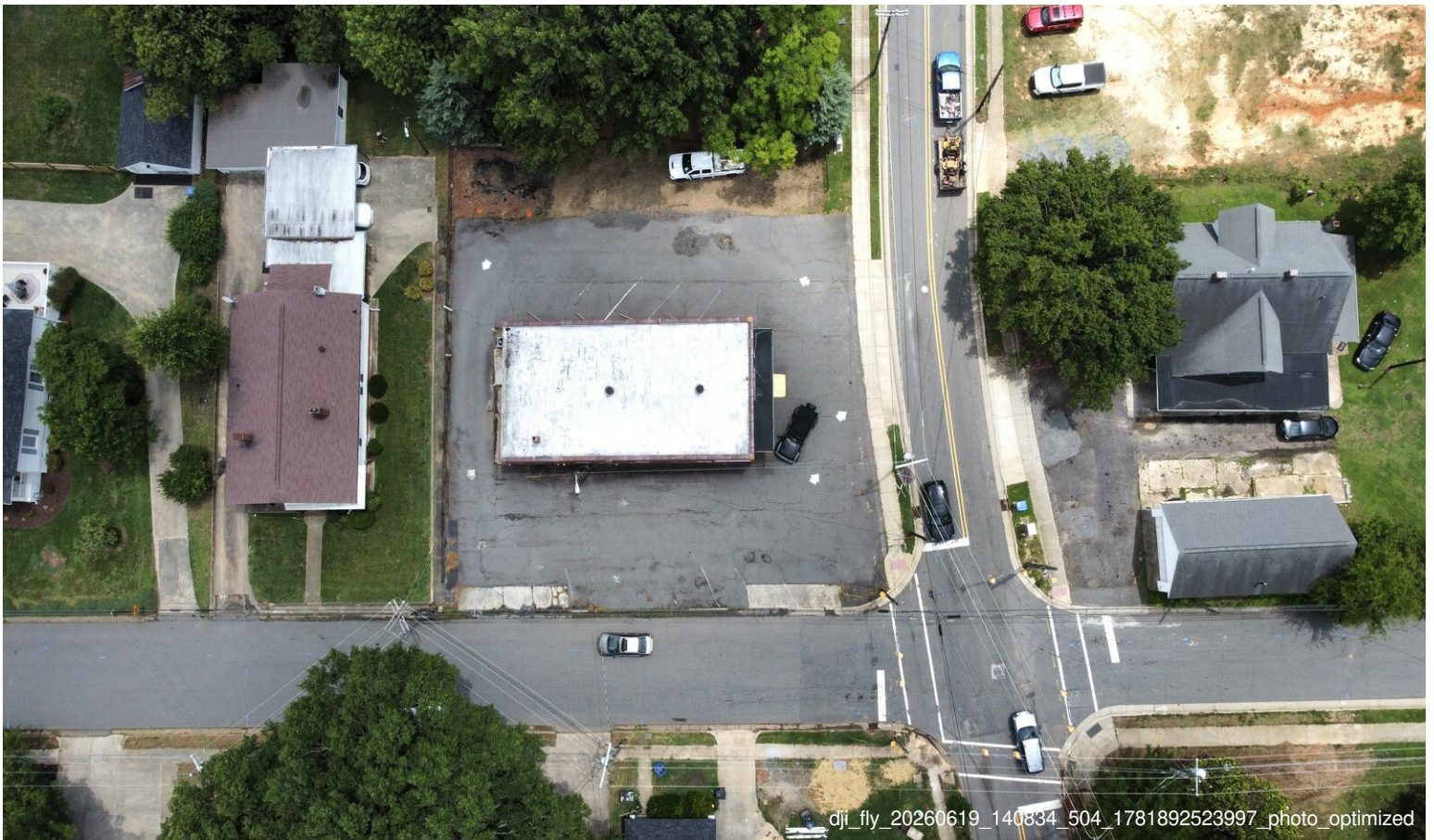


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Property Photos



Aerial 2_195 W Statesville

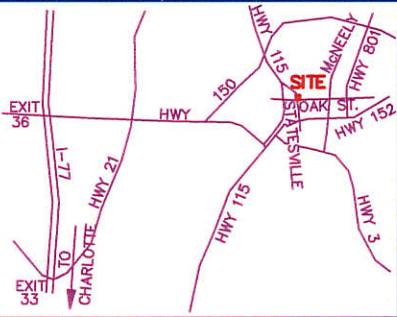


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Property Photos



Aerial 3_195 W Statesville

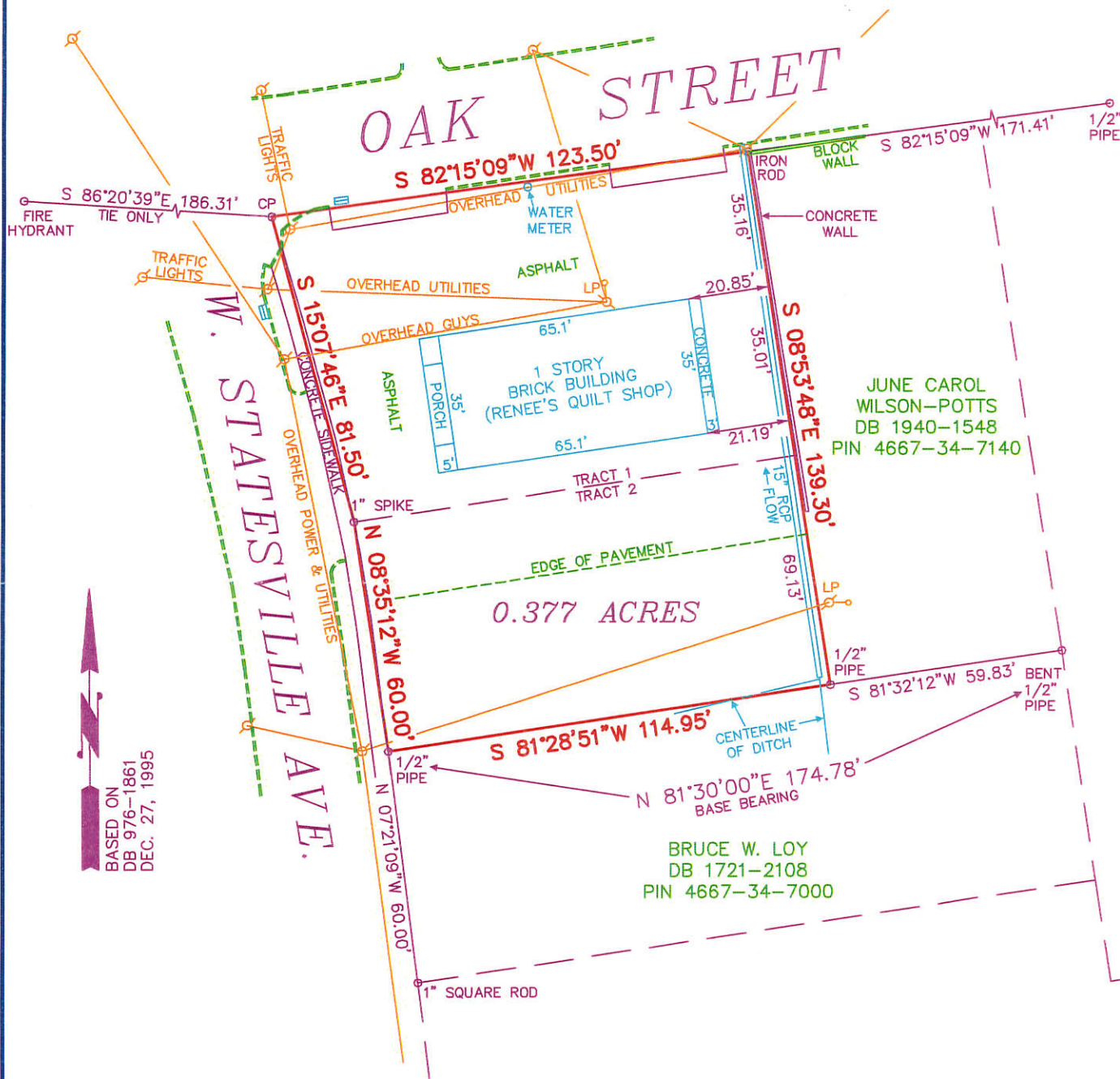


VICINITY MAP
NO SCALE

I, RUFUS JACKSON LOVE CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY UNDER MY DIRECT SUPERVISION, THAT THE RATIO OF PRECISION IS 1:10,000+ BEFORE ADJUSTMENTS; AND THAT THE ANGULAR ERROR WAS < 7.5 SECONDS PER TURN.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____

PROFESSIONAL LAND SURVEYOR



BASED ON
DB 976-1861
DEC. 27, 1995

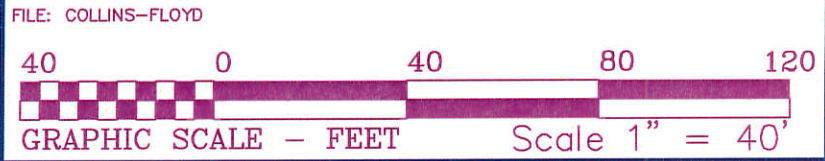
BOUNDARY/PHYSICAL SURVEY
PROPERTY OF FLOYD O. COLLINS
195 W. STATESVILLE AVENUE
DEED BOOK 976-1861, PIN 4667-34-6152 & 6065
CODDLE CREEK TOWNSHIP, IREDELL COUNTY
MOORESVILLE, NORTH CAROLINA
JULY 13, 2011

- NOTES:**
1. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE.
 2. AREA DETERMINED BY COORDINATE COMPUTATION.
 3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
 4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
 5. ALL MONUMENTS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
 6. PROPERTY IS SUBJECT TO RIGHT OF WAY OF OAK STREET AND W. STATESVILLE AVENUE.
 7. NO GRID MONUMENTS APPEAR TO BE WITHIN 2000'.
 8. PROPERTY IS ZONED CMX MIXED USE.
CURRENTLY THE SETBACKS ARE:

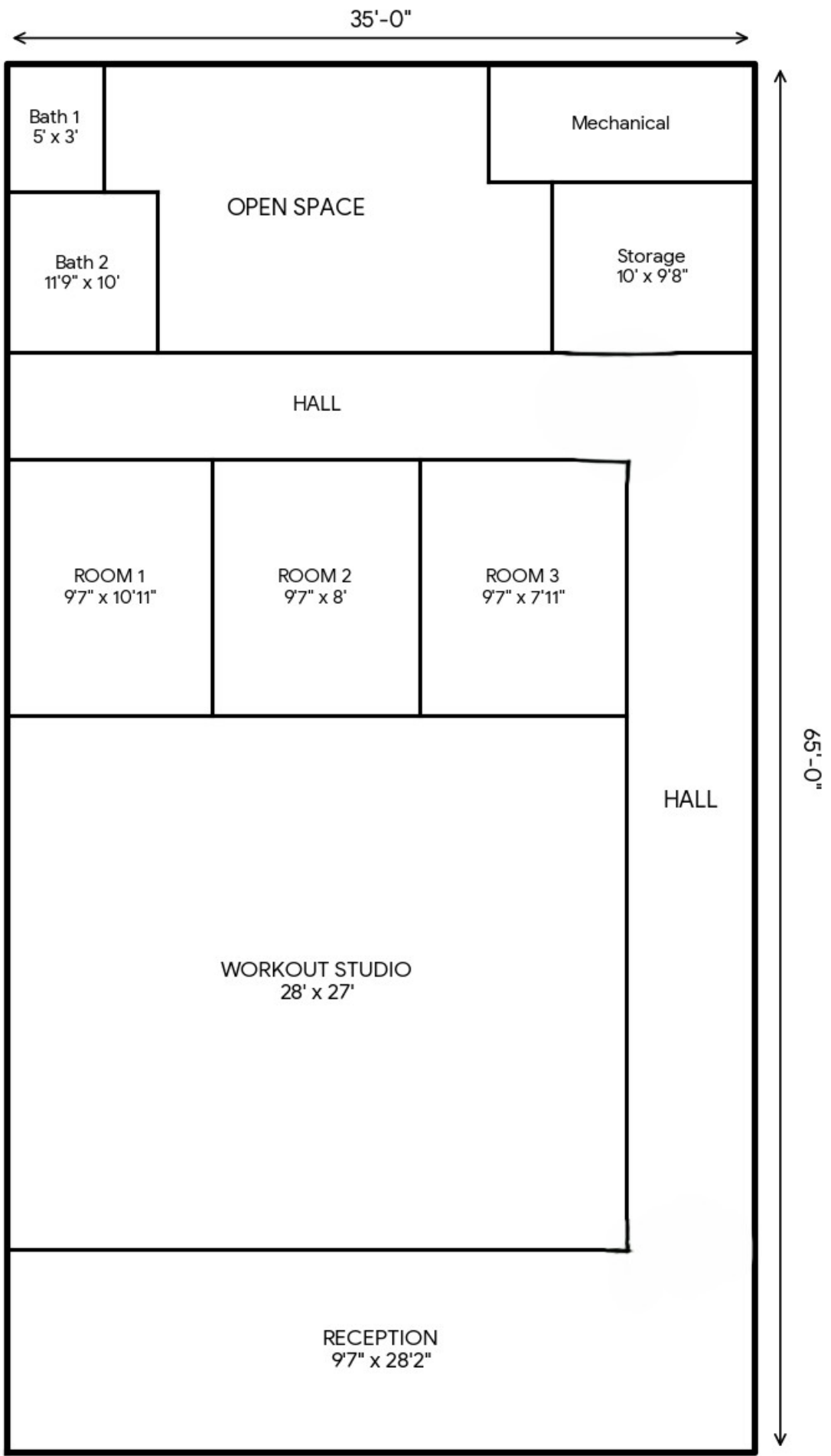
1-15'
1-25'
1-5'

LEGEND:

	PROPERTY LINE
	TIE LINE
	UNSURVEYED LINE
	BACK OF CURB/EDGE OF PVMT.
	SETBACK LINE
CP	COMPUTED POINT
PP	POWER POLE
LP	LIGHT POLE



PYRAMID LAND SURVEYING PA
P.O. BOX 11 DAVIDSON, NORTH CAROLINA
(704)892-4249 RUFUS JACKSON LOVE L-2844



PRINT PROFILE: STANDARD LETTER (8.5" x 11")

SCALE: 1/8" = 1'-0" | 195 W. STATESVILLE