

MLS #: C26042731A (Active)
List Price: \$649,000
1661 Highlands Rd Franklin, NC 28734



Type of Property: Commercial	Area: Franklin
Parking: None	County: Macon
Restrooms: 1	Subdivision: N/A
Location: City, Other-See Remarks	Township: Franklin (Macon Co.)
Apx SqFt: Office Under 2500 SqFt	Miles Out:
Business Name:	Elevation Range:
	Apx Elevation: 0
	Zoning: C-2
	Elementary School:
	Middle School:
	High School:
	State Road:

Parcel Size: 3.6300		Apx Acreage Range: 3-3.99		Apx Elevation: 0					
Easements/Restrictions: N/A		Designated Flood Hazard: No		Oil Tank: No					
Deed Book: R-43		Deed Page: 964		Parcel ID: 65494977557					
City Tax: 554.59		County Tax: 1213.41		Special Assessment: No					
Road Maintenance Dues:									
Loading:		Highways:		Access: State Highway, Gravel Road					
Building Size: 1137		Building 2: 657							
Building 3: N/A		Building 4: N/A							
# Buildings: 2		# Rooms: 0		# Units:					
Efficncy:		1 Bdrm:		2 Bdrm:		3 Bdrm:		4 Bdrm:	
TtlSqFt: 1137		SFFn/A: 0		SFBsmFn: 0		SFBsmUnf: 0		BsmtHtdSF: 0	
# Stories: One, Other-See Remarks				Utilities: Electricity Available, Water Available, Sewer Available					
Construction: Block				TV/Internet: Other-See Remarks					
Roof System: Metal				Floors: None					
Heating System: None				Miscellaneous: None					
Air Conditioning: None				Topography/Waterfront: Exceptional View, Gently Rolling, Level, Open					
				Sale Includes: Building & Land					

Remarks: Prime 3.63-acre commercial tract offering exceptional visibility and access. City water is already connected, and city sewer has recently been added. The land is level and showcases impressive long-range mountain views. Located along US 64 (Highlands Rd) at the busy 441/64 interchange, the property can also be seen from US 441 (Sylva Rd), making it ideal for high-traffic businesses. This site is well-suited for a restaurant, hotel, retail center, or a wide range of commercial uses. No deeded restrictions; zoning is Franklin C-2. The building has had major renovations to the structure and is sound and ready for finishing touches.

Directions: From Franklin, take Highlands Road. The property is on the right, approximately 0.2 miles past the light at the US 441/64 interchange.

Agent Remarks: Structures on the property are being sold as is, with no representations made by the seller. Connected to city water with one 3/4 tap. Secondary Commercial Zoning (C-2), see attached file for allowed uses of property.

Ownr Nm: Romulus & Remus LLC			AddOwner:
Exclusive Right: No		Lockbox: Electric	
Terms of Existing Lease: None		Possession: At Closing	
Financing Type(s): Cash, Conventional		Ownership: Less than One Year	
Type Sale:	Showing Instructions: Appointment Only, Lockbox, Vacant		
Days on Market: 10			
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Under Contract Date:	Delayed Marketing Exempt Listing: No		Delayed Marketing End Date:

Listing Office: Realty One Group Vibe (#:301)	Listing Agent: Thomas Evan Harrell (#:260)
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