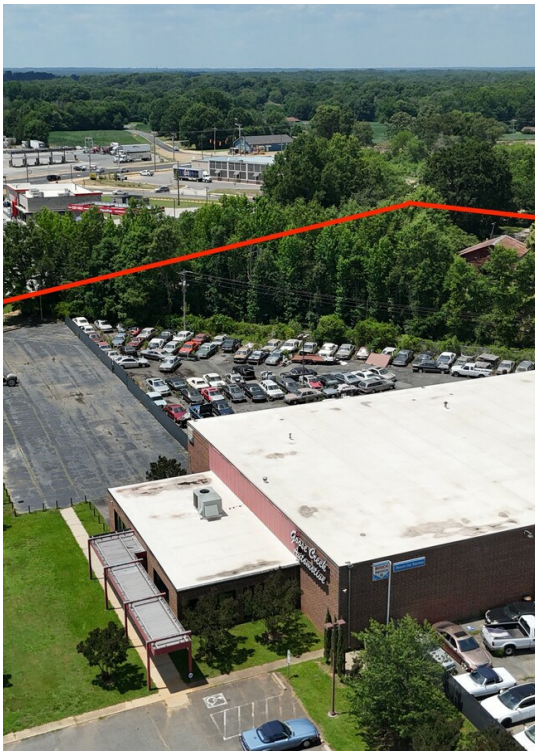


Goose Creek Auto

4000 Highway 74 W, Monroe, NC 28110

Jay Ross
Keller Williams Select
6431 Old Monroe Rd, Suite 201,Indian Trail, NC 28079
jayross@kw.com
(704) 400-4019

Price:	$6,500,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	8.61 AC
Gross Building Area:	19,040 SF
Rentable Building Area:	16,800 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1970
Tenancy:	Single
Zoning Description:	CC-MX1
APN / Parcel ID:	09-339-163-A

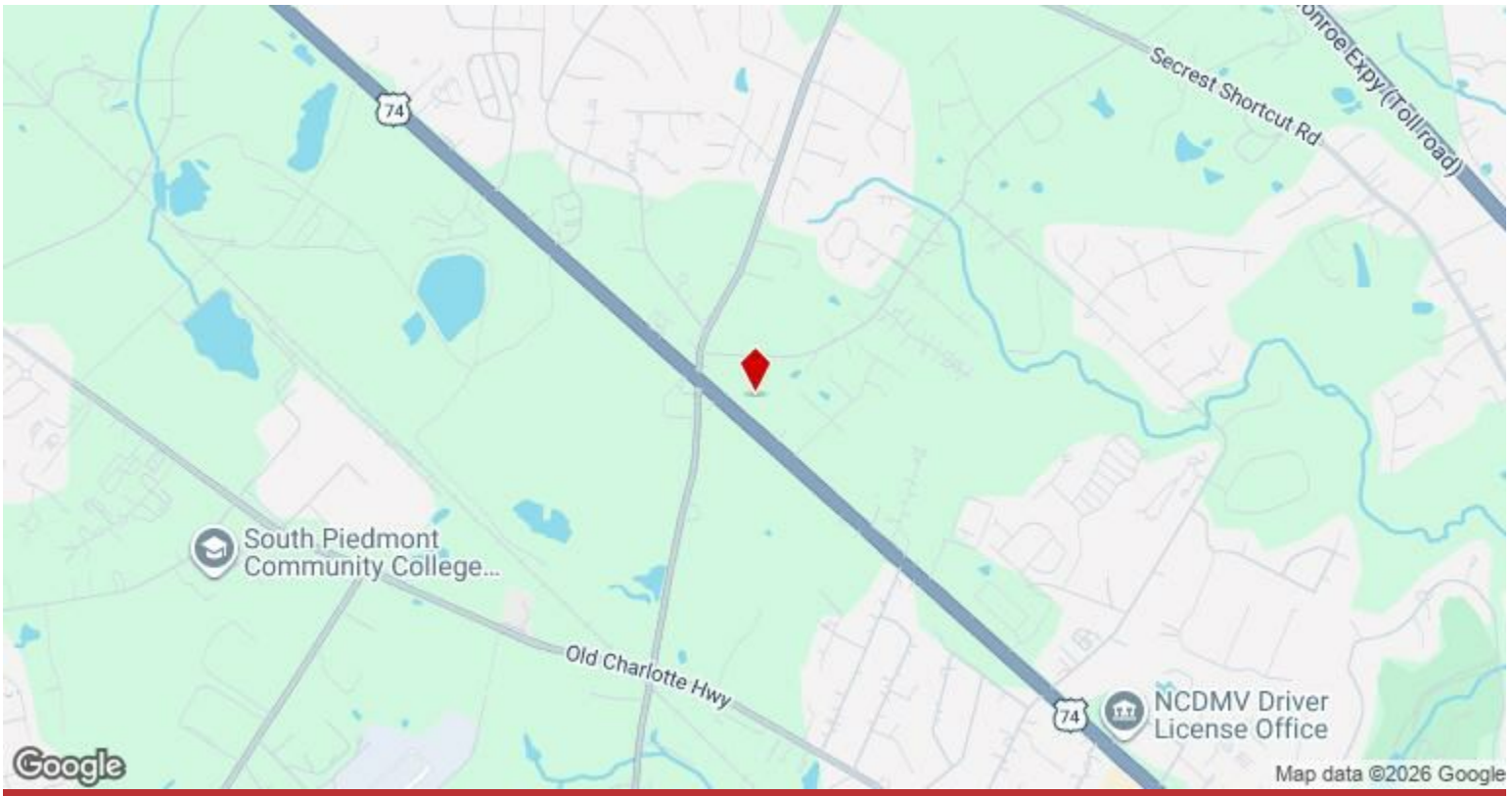
$6,500,000

Located at 4000 W Hwy 74 in Monroe, NC, this exceptional property offers extensive highway frontage on the bustling US 74 commercial corridor along with rear access from James Hamilton Road via parcel 09336029. With strong daily traffic counts, outstanding visibility, city water and sewer availability, and dual-road access, this site presents a rare opportunity for investors and developers to capitalize on one of Monroe's most active growth corridors. The zoning supports a wide array of high-value uses by right, including community-level retail up to 100,000 sq ft, mixed-use developments (both vertical and horizontal), multifamily residential, office and medical uses, restaurants, services, and more....

- Prime CC-MX1 Mixed-Use Zoning on US 74
- Exceptional Highway Frontage + Dual Access
- Exceptional Automotive Use with Expansion Potential

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Goose Creek Automotive	-	



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Property Photos

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