

Cross Property Agent Full w/photos

617 US 221 Highway, Rutherfordton, NC 28139-9291

CMLS#: 3509322	Category: Commercial	Parcel ID: 426993	List Price: \$82,000
Status: Active	City Taxes Paid To: Forest City	County: Rutherford	
Project Name:	Tax Value: \$48,100	Zoning Desc:	
Zoning: MIX		Deed Reference: 981/849	
Road Front:		Cross Street:	
Legal Desc: HWY 221A			
Comm Loc: Central Business District, Corner, General Business District, Other		Elevation: 1000-1500 ft. Elev.	



General Information

Type: **Business**
 Secondary Type: **Other**
 Documents:
 Restrictions: **Other - See Media/Remarks**
 Restrictions Rmks: **NONE**

Listing Information

Trans Type: **For Sale**
 Sale/Lease Incl: **Land**
 In City: **Yes**
 Potential Income:

Bldg Information

New Const: **No**
 Builder:
 Year Built: **99999**
 Construction Type: **Site Built**
 Construction:
 # of Bldgs:
 # of Units:
 # of Rentals:
 # of Stories:
 Baths Total:

Square Footage

Total:
 Min Sqft Avail: **0**
 Max Sqft Avail: **0**
 Min Lse\$/Sqft: **\$0.00**
 Max Lse\$/Sqft: **\$0.00**
 Office Sqft:
 Warehouse Sqft:
 Garage Sqft:

Additional Information

Prop Fin:
 Assumable:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**
 Occupant Type: **Vacant**

Features

Total Parking:	# of Docks:	# Drive In Doors:	Rail Service:
Fixtures Exceptions: No		Wall Rvalue:	
Foundation: Block, Brick, Concrete, Crawl Space, Slab, Other - See Media/Remarks			
Miscellaneous: Fenced			
Access: City Street, County Road, Paved Road, State Road, Other			

Utilities

Utilities: **Electricity**

Land Information

Approx Acres: **0.67** Flood Plain: Approx Lot Dim:

Association Information

Remarks

Public Remarks: **Fabulous Corner Lot on Highway 221-A in Forest City! Lot is rectangular and has incredible access and visibility! Located at the corner of McGinnis Rd. and US 221-A, this lot would make a great location for a business, a home, a multi family unit, or a "live/ work" establishment!! With 22,000 cars passing per day, AND all public utilities available, this lot is ready for you or your business!! Many local businesses in the area, such as Dollar General, Subway, gas stations, etc. Remains from an old home are still on the property - Sold As- Is. A chain link fenced area is also on the property. Call with questions - or interest!
 Go - & - Show!!
 Agent Remarks: **Call Listing Agent, Call Listing Office**
 Instructions: **From HWY 74, take ALT 221 away from Forest City/ towards Chesnee, lot will be on the left after you pass Dollar General, across from Tates Store.**
 Directions:**

Listing/Agent/Office Information

DOM: 1,144	CDOM: 1,144	TOM Dt:	Expiry Dt: 08/01/22
Mkt Dt: 05/20/19	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: No		List Type: Exclusive Right	
For Appointment Call: 864-436-1768		Agent Phone: 864-436-1768	
List Agent: Jeremy Wood (jwood)		Office Ph: 864-436-1768	
Office: SC NC Realty (NCM81480)		Transaction Broker:	Bonus:
Buyer Agency: 5%	Sub Agency: 5%	Seller Name: Hollifield	
Named Prosp: No	Dual/Var: No	Full Service: Yes	
Web URL:			





Prepared By: Jeremy Wood

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