

Includes 1107, 1109, 1111, 1113 + 1113A

1107 Paola St, Statesville, NC 28677



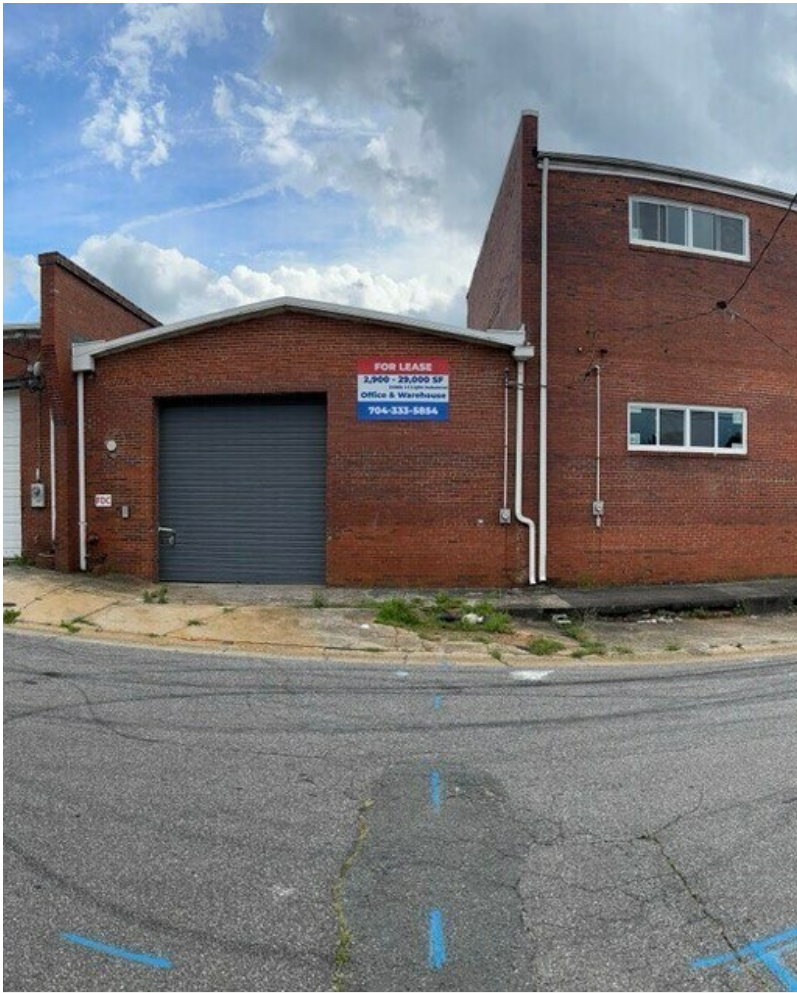
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Includes 1107, 1109, 1111, 1113 + 1113A

\$1,475,000

Located just minutes from Downtown Statesville, I-77 and I-40, this building contains five separate units with four currently leased with an available office space at 1113 Paola Street - a move-in ready option. The property sits on a quiet street with ample on-site parking and easy access to major corridors.

The vacant suite includes a private entrance, reception area private offices and open workspace. Ideal for service providers consultants, medical professionals or small teams looking for an independent office location in a growing community.

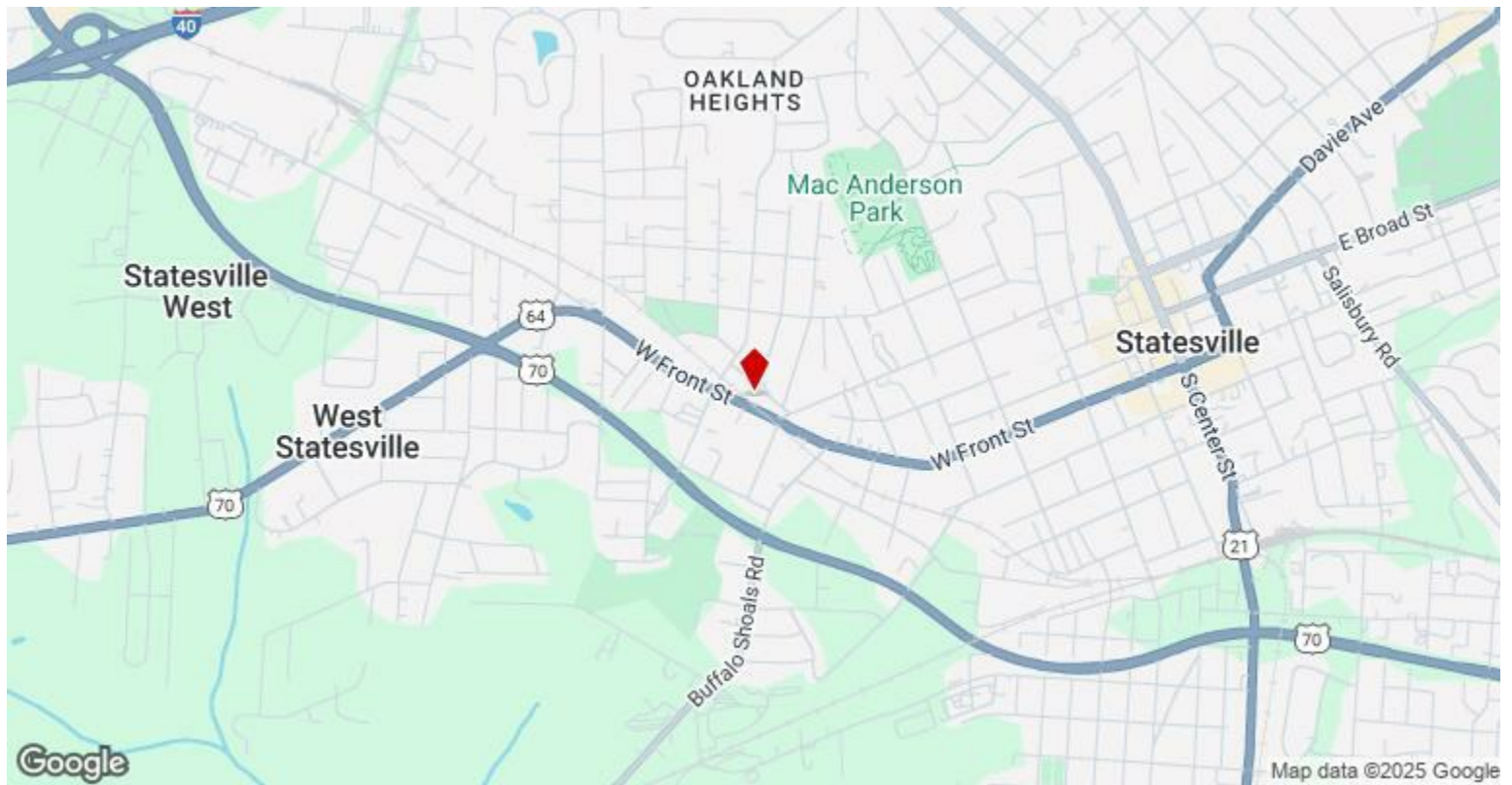
- * Convenient Location
- * Office Business or Professional Use
- * In place rental income
- * Retail
- * Light Industrial and manufacture Use Warehouse...



Price:	\$1,475,000
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	8.00%
Lot Size:	0.81 AC
Gross Building Area:	38,220 SF
Rentable Building Area:	31,956 SF
No. Stories:	2
Year Built:	1952
Tenancy:	Multi
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	18 FT
No. Drive In / Grade-Level Doors:	4

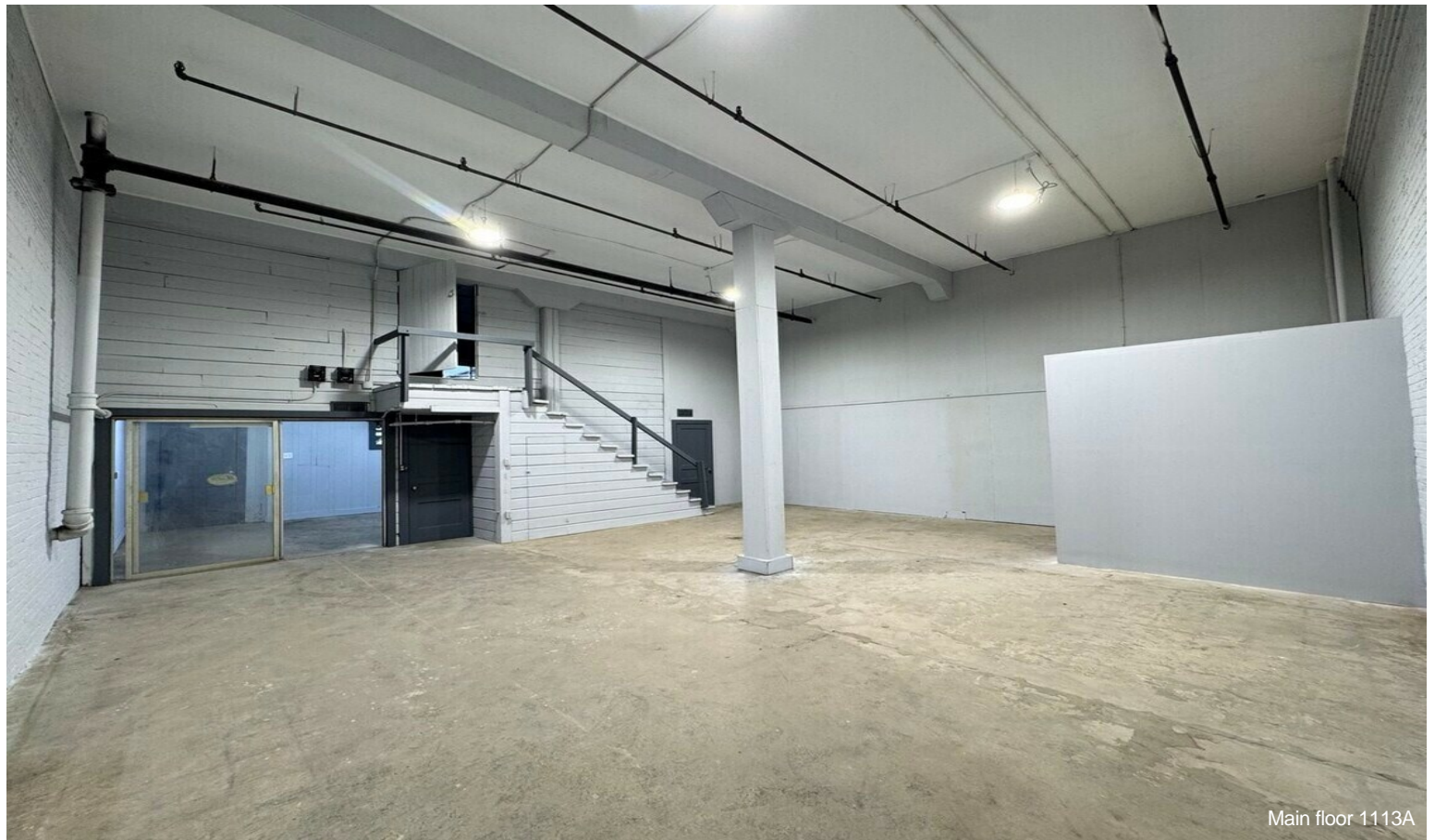
Major Tenant Information

Tenant	SF Occupied	Lease Expired
1107 Paola Tenant	-	
1109 Paola Tenant	-	
1113-B Paola Tenant	-	

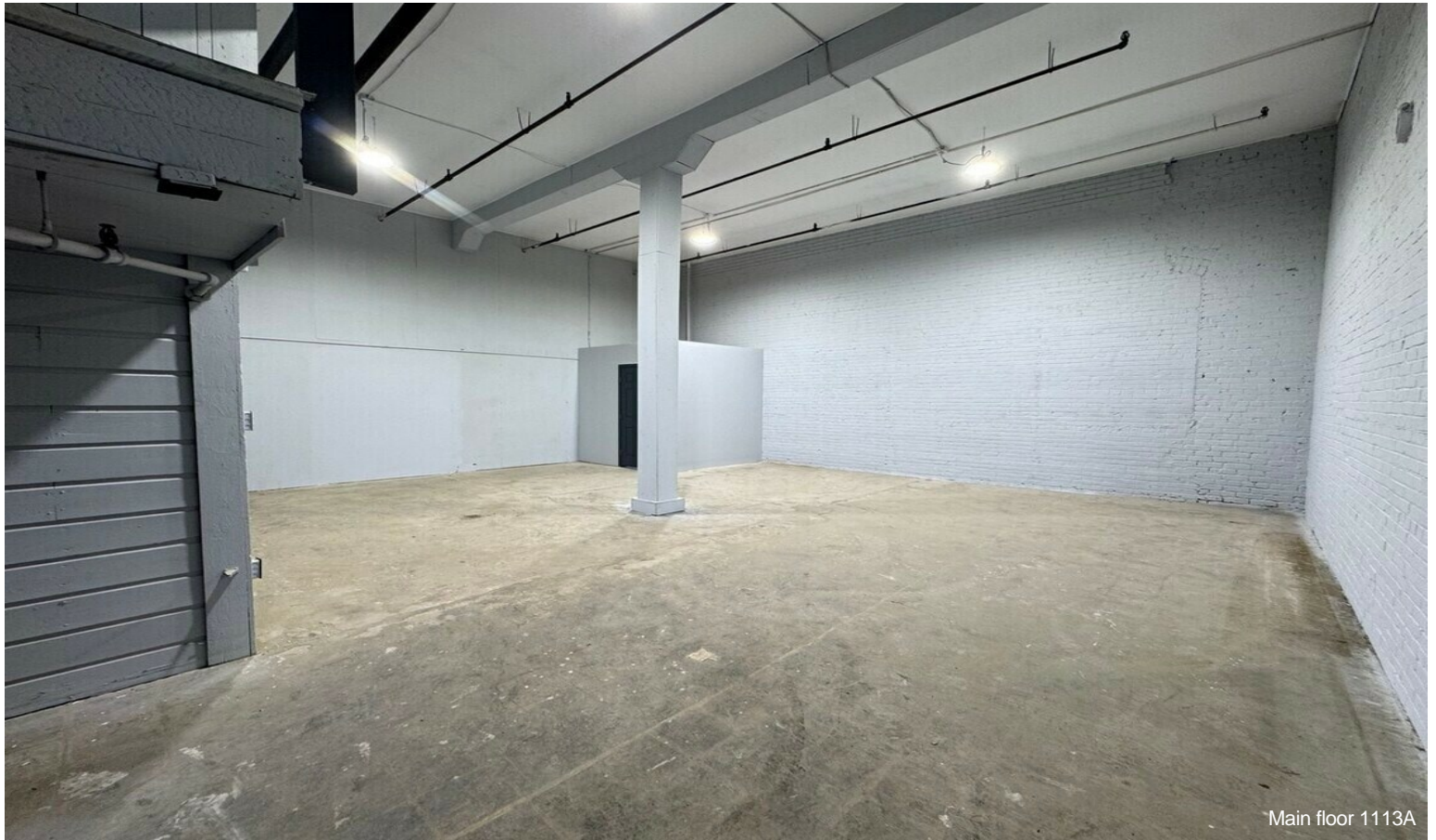
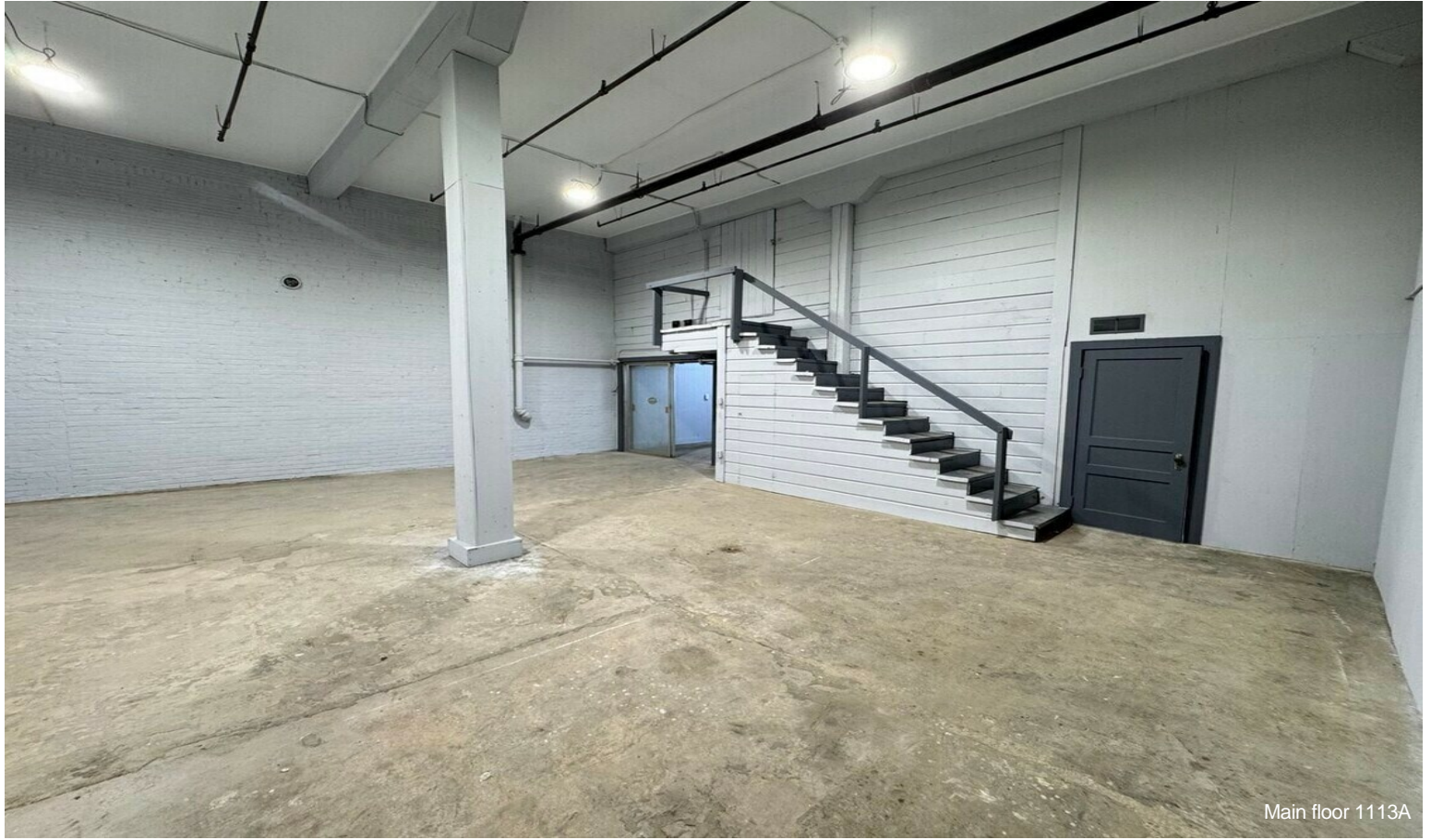


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Property Photos



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