

4514 Wilgrove Mint Hill Road, Mint Hill, North Carolina 28227-3479

4514 Wilgrove Mint Hill Road, Mint Hill, North Carolina 28227-3479

List Price: **\$689,000**

MLS#: **4371040** Category: **Commercial Sale** County: **Mecklenburg**
 Status: **ACT** City Tax Pd To: **Mint Hill** Tax Val: **\$406,500**
 Subdivision: Project:
 Zoning Spec: **R** Zoning:
 Parcel ID: **137-112-08** Deed Ref: **38760/750**
 Legal Desc: **L84-90B6 M6-49** Apx Lot Dim: **180x164x183x168**
 Apprx Acres: **0.70**
 Lot Desc: **Other - See Remarks**



General Information

Type: **Office**
 Second Type: **Warehouse/Office Building, Land**
 Sale/Lse Inc:
 Documents:
 In City: **Yes**
 Restrictions: **Other - See Remarks**
 Restrict Cmnts: **Zoning and use restrictions. Check with Mint Hill Town H**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1953**
 Const Status: **Completed**
 Const Type: **Site Built**
 # of Bldgs:
 # of Rentals:
 # of Units:
 Baths Total: **4**
 # of Stories:

Square Footage

Total:
 Min SF Avail: **1,489**
 Max SF Avail: **1,489**
 Min Lse\$/SF: **\$0.00**
 Max Lse\$/SF: **\$0.00**
 Office SqFt:
 Warehse SF:
 Garage SF:

Additional Information

Rail Service:
 Prop Finance: **Cash, Conventional** Road Front:
 Ownership: **Seller owned for at least one year** Lsd Condr: **No** Flood Pl:
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**

Features

Lot Description: **Other - See Remarks**
 Windows: **Insulated Window(s), Window Treatments**
 Fixtures Exclsn: **No**
 Foundation: **Crawl Space**
 Accessibility:
 Exterior Cover: **Brick Full, Concrete Block**
 Road Surface: **Concrete, Gravel**
 Roof: **Architectural Shingle**
 Other Equipmnt: **Other - See Remarks**
 Security Feat:
 Suitable Use: **Other - See Remarks**
 Utilities: **Electricity Connected, Natural Gas**
 Appliances: **Dishwasher, Electric Oven, Electric Water Heater**
 Floors: **Carpet, Parquet, Vinyl, Wood**
 Property Feat: **Loading Dock, Reception Area**
 Laundry:
 Basement Dtls: **No**
 Fireplaces:
 Construct Type: **Site Built**
 Road Frontage: **City Street**
 Patio/Porch: **Deck**
 Other Structure: **Outbuilding, Shed(s), Workshop**
 Horse Amenities:
 Inclusions: **Building, Land**
 Fire Sprinkler:

Utilities

Sewer: **City Sewer** Water: **City Water**
 Heat: **Central, Forced Air, Natural Gas, Oil** Cool: **Central Air**
 Restrictions: **Other - See Remarks - Zoning and use restrictions. Check with Mint Hill Town Hall**

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered**

Remarks Information

Public Rmrks: **Don't miss this one! Rare Opportunity in the Heart of Mint Hill – Residential Living with Flexible Use Capability! Welcome to this unique property located within the highly desirable Mint Hill Downtown Overlay (DO-A) zoning district. This property features an 1,889 SF single family home with a functional layout and flexible living spaces. In addition, there is a separate driveway leading to a fully refurbished 2,100 SF office/workshop building with its own electric meter and services—suitable for workshop, office, storage, hobby use, or potential business-related functions subject to zoning guidelines. Zoning highlights allow for certain customary home occupations and business uses while maintaining the residential character of the property. This property creates a fantastic opportunity for buyers seeking flexibility for a home office, studio, workshop or small-scale business operation, while enjoying a residential setting. The property's prime location just minutes to Mint Hill, Matthews, and major commuter routes further enhances its appeal—offering convenience, visibility, and long-term potential. Whether you're looking for a primary residence, a live/work opportunity, or a property with future zoning flexibility—this one offers options that are hard to find in today's market.**

Directions:

Listing Information

DOM: **3** CDOM: **3** Slr Contr:
 UC Dt: DDP-End Dt: LTC:

MLS#: 4371040
4514 Wilgrove Mint Hill Road, Mint Hill, NC 28227-3479
Price: \$689,000







