



Bessemer City Oil

311 E Virginia Ave | Bessemer City, NC 28016



Available for Sale
+/- 3,104 SF Industrial Building

Property Overview

Bessemer City Oil Available for Sale

Positioned just outside downtown Bessemer City, this +/- 3,104 SF industrial warehouse sits on +/- 0.81 AC and offers a flexible opportunity for contractors, small manufacturers, or storage users. The property features a functional single-story layout with ample yard space, along with a front office and reception window at the entrance, ideal for customer-facing operations. The yard area provides additional flexibility for outdoor storage or the potential to add parking.

Located directly across from a modern healthcare facility, the site benefits from consistent daily traffic and strong visibility, a rare advantage for a small industrial asset. Zoned City Center (CC), the property allows for a wide range of uses, including potential adaptive or hybrid concepts.

With convenient access to I-85 and US-74, the property connects easily to the greater Charlotte market while offering a cost-effective alternative to larger industrial options.

Ideal for owner-users or investors seeking a value-add opportunity in a growing Gaston County submarket.

Property Details

Address 311 E Virginia Ave | Bessemer City, NC 28016

Availability +/- 3,104 SF Available for Sale

Acreage +/- 0.81 AC

Use Industrial

Zoning City Center (CC)

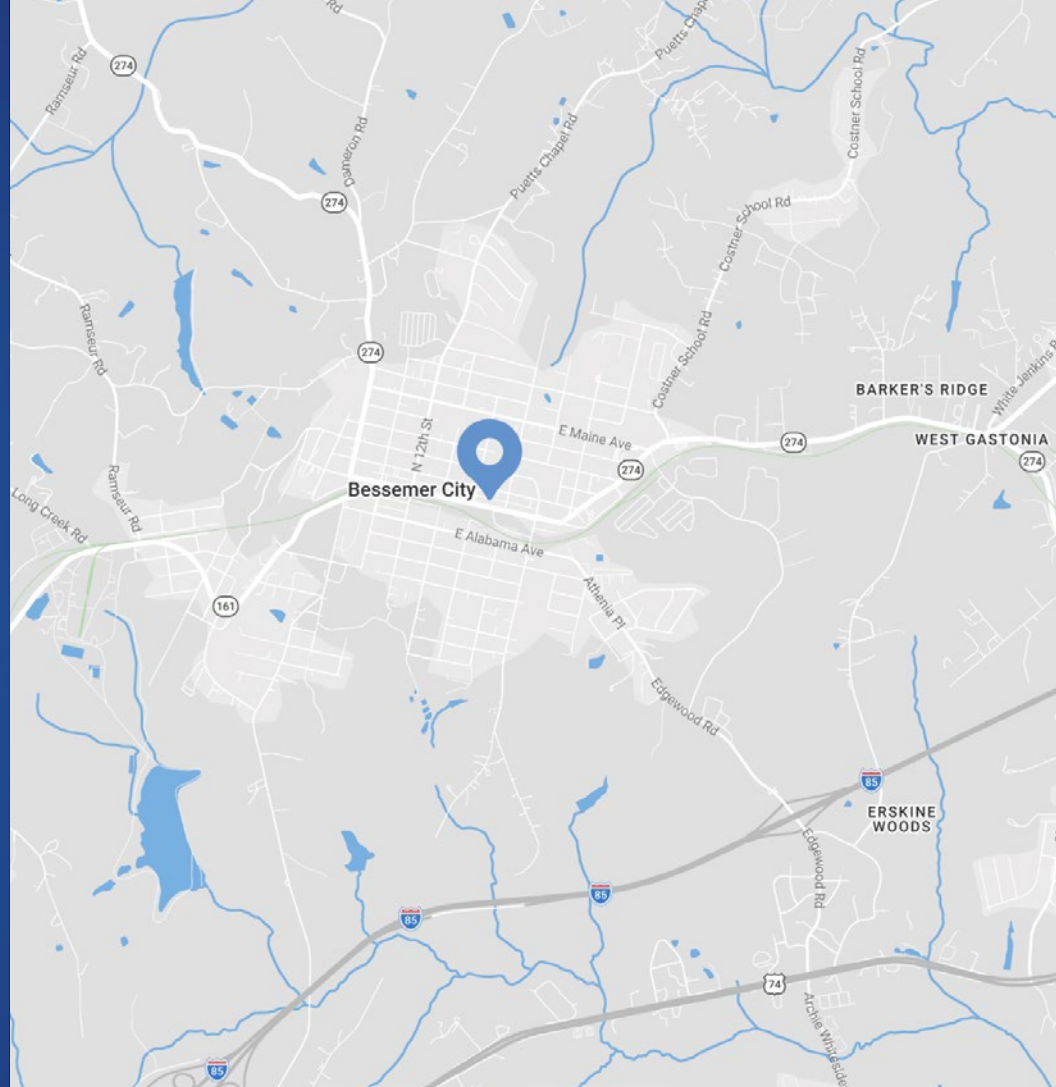
Parcel ID 121465

Year Built 1965

Clear Height 12' 7"

Traffic Counts E Virginia Ave | 4,800 VPD
I-85 | 81,500 VPD

Sale Price \$425,000

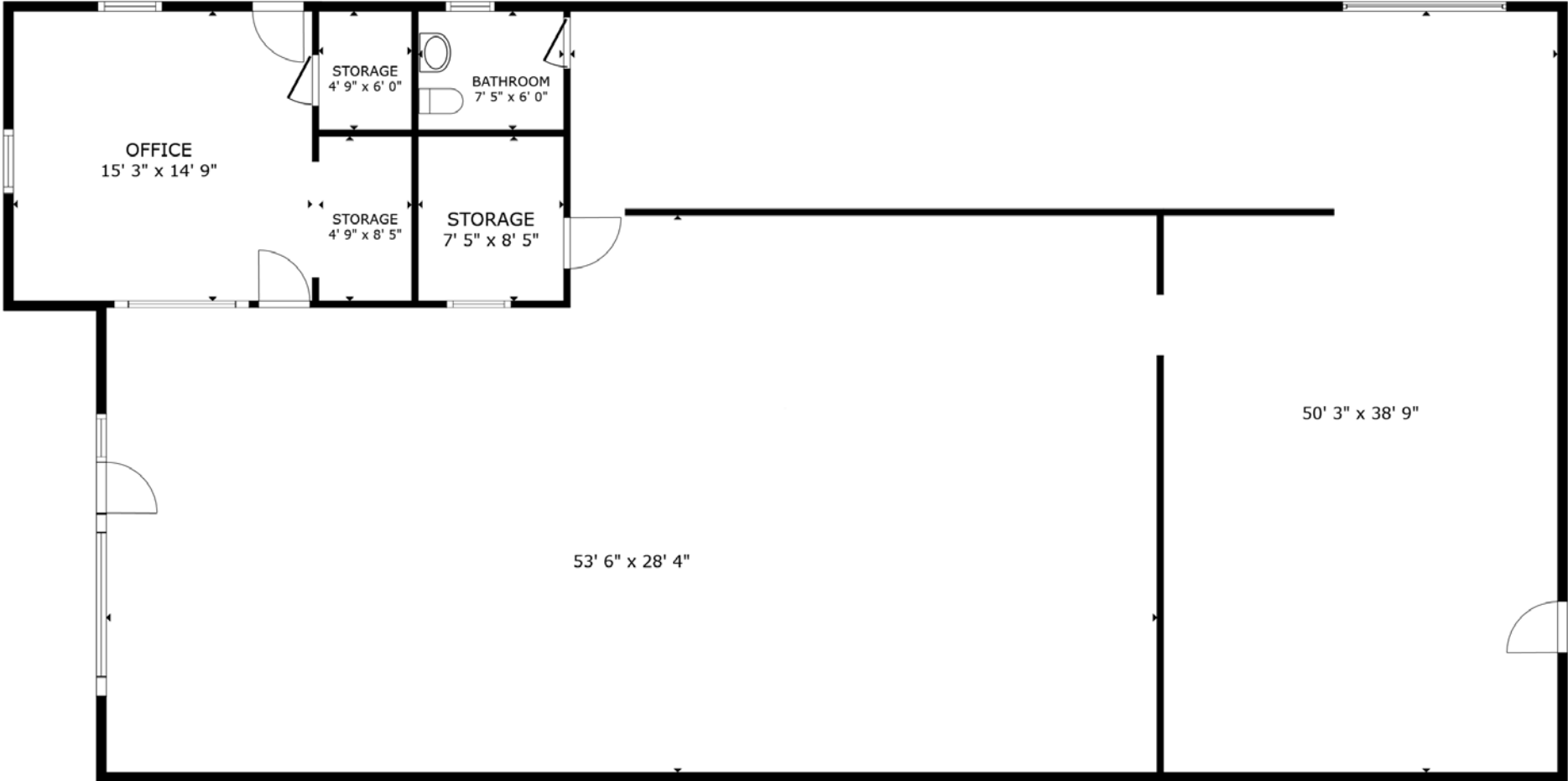


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	4,226	12,193	42,807
Avg. Household Income	\$70,128	\$69,433	\$70,129
Median Household Income	\$52,261	\$53,560	\$54,867
Households	1,803	4,948	17,269
Daytime Employees	1,046	5,073	16,144

Available

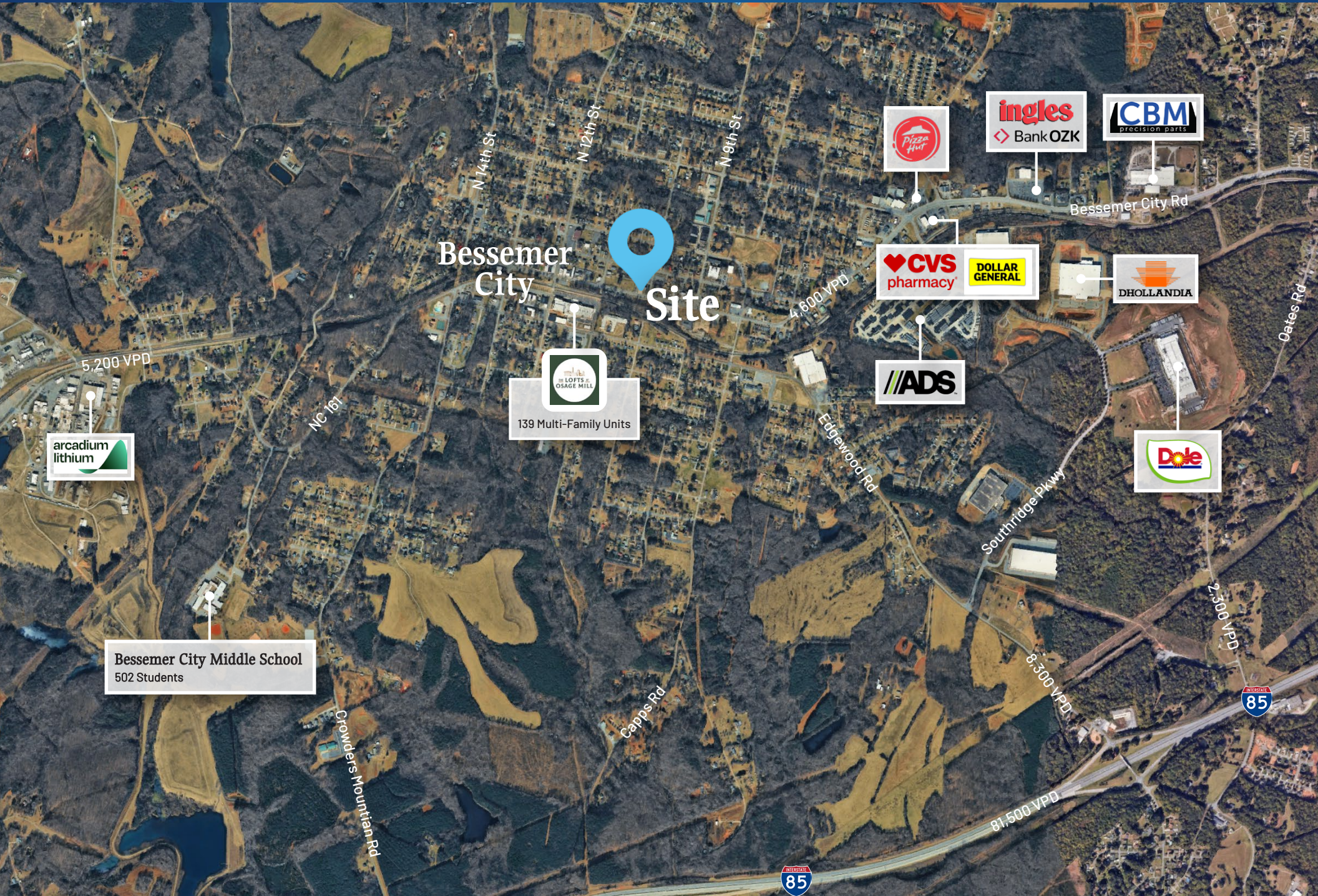
+/- 3,104 SF



Interior Photos



Market Overview






139 Multi-Family Units


Gaston Family Health Services

Bessemer City

Site

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.