

625 Sullivan Rd.
Statesville, NC
\$1,950,000

1.933 Acres
Zoned B4

250' Frontage on Sullivan Rd. (US 21)
195' Frontage on Brookdale Dr.



Location, Access, and Visibility - All assets of this property that make it a valuable opportunity!

Exceptional opportunity at the crossroads of I-40 and I-77 in Statesville, NC! This property sits on the south side of I-40 on US 21 where the surrounding area is currently experiencing major growth with the new roundabout enhancing traffic flow to the entire area. There are several new businesses including Ingles Supermarket and Holiday Inn Express. More development is on the way with a new location for Piedmont Urgent Care in progress and two other properties, the Sonic and the Masters Inn, being redeveloped with expected new construction.

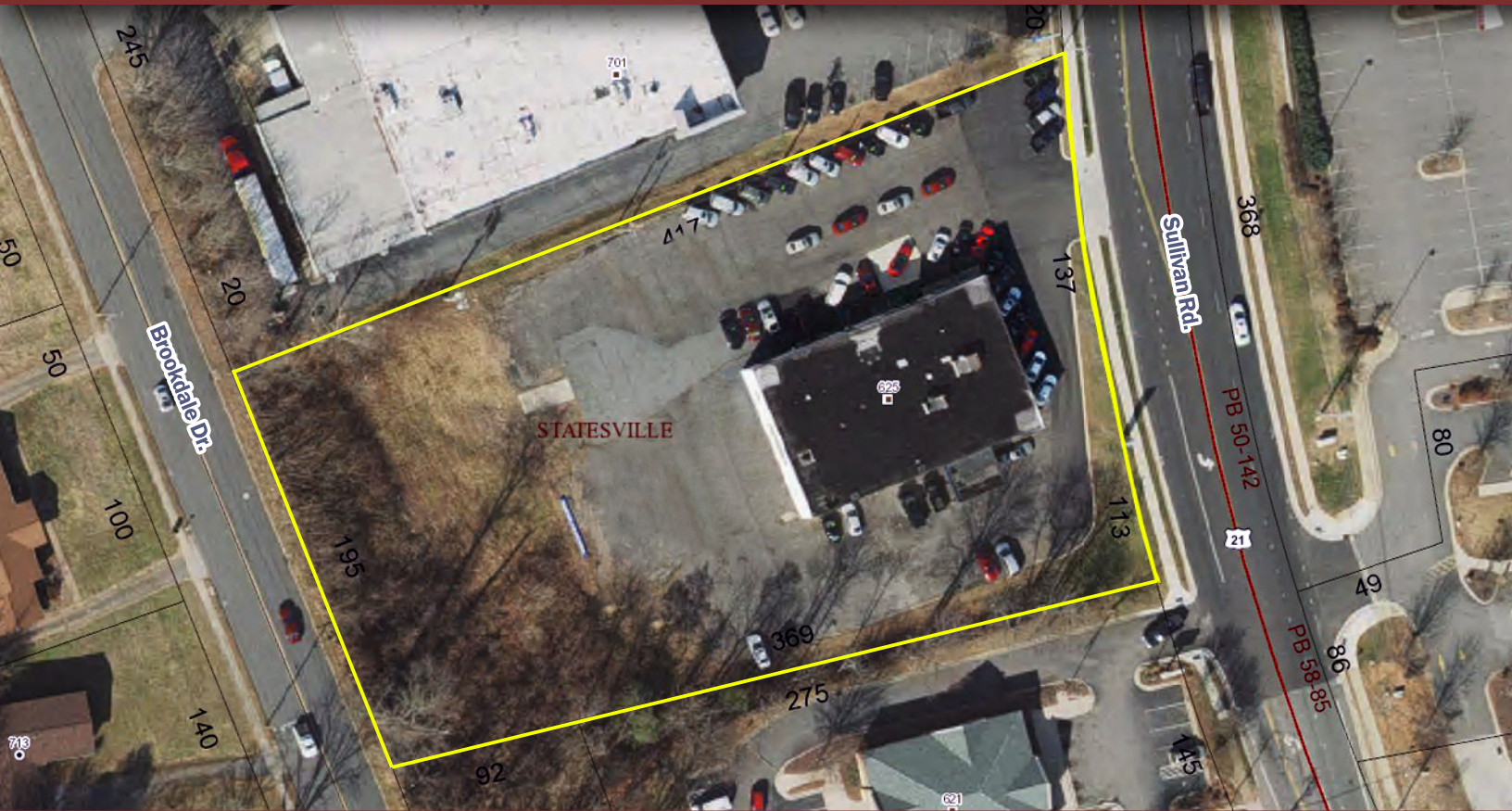
For more information, contact Pete Varvaris 704-928-5390 | pete@varvarisrow.com

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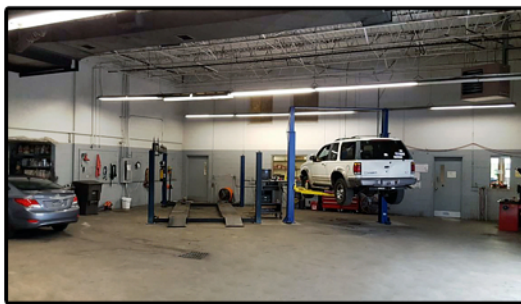
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The **11,970 sq. ft. building** (story and ½) built in 1973, had \$100,000 remodeling and repairs in 2015, including **new carpet, painting, ceiling tiles, and rebuilt HVAC**. New garage air lines and compressor and four car lifts were also added to the garage area. Building has a full showroom with four sales offices downstairs and two executive offices upstairs and a large service garage, parts room, and upstairs storage area.



The site is suitable for many possible uses, including...

❖ **Car Dealership and/or Service Center** Property features a large 11,970 sq. ft. building including garage with detail bay, parts center, and four car lift service area. Plus, the whole garage area is heated! This is the property's current as well as long-time use.

❖ **Redevelopment** The lot is in a prime location and with its **B4 Zoning** is a suitable space for a variety of businesses such as a national restaurant, surgical center, hotel, or office building.

❖ **Partition for separate businesses** Plenty of room to add a whole separate building on the property with its own access to Brookdale Dr. For example, a medical office building with easy access to Iredell Memorial Hospital.

B-4 (Highway Business) zoning accommodates not only the property's current use but also intensive retail sales and services that depend upon high traffic volumes.

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