

812 West Avenue, Lenoir, North Carolina 28645-5137

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MLS#: 4134821

Status: EXP

Legal Desc: 0045/0178 1907 0.00

City Tax Pd To: Lenoir

Lot Dim:

Complex Name:

Comm Loc: Central Business District, Corner

Category: Commercial Sale

Parcel ID: 06-1-2-9

Tax Val: \$250,800

County: Caldwell

Acres: 0.31

Zoning: B-3

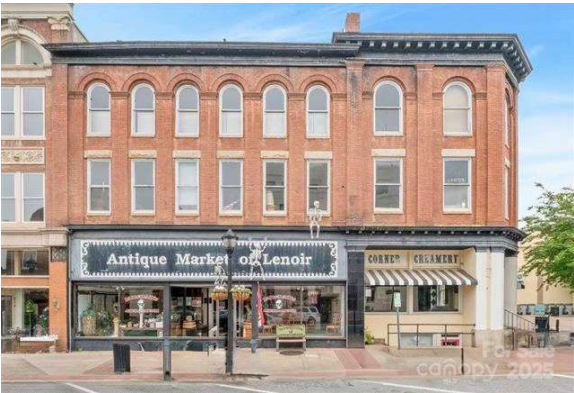
Deed Ref: 45/178

Elevation: 1000-1500 ft.

OSN: Canopy MLS

List \$:

\$999,900



General Information

Type: Business

Second Type: Office, Retail

Sale/Lse Inc: Building

Documents:

In City: Yes

Restrictions: Historical

Rstrict Cmnts: Downtown Historical Restrictions

Listing Information

Lse Consider: No

Bldg Information

New Const: No

Builder:

Year Built: 1907

Const Status:

Const Type:

of Bldgs: 1

of Rentals: 3

of Units: 3

Baths Total:

of Stories: 3

Square Footage

Total:

Min SF Avail: 24,060

Max SF Avail: 24,060

Min Lse#/SF: \$0.00

Max Lse\$/SF: \$0.00

Office SqFt:

Warehse SF:

Garage SF:

Additional Information

Rail Service:

Ownership: Seller owned for at least one year

Spcl Cond: None

Rd Respons: Publicly Maintained Road

Road Front:

Lsd Consdr: No

Flood Pl:

View: City

Fixtures Exclsn: No

Accessibility: 2 or More Access Exits

Exterior Cover:

Road Surface: Paved

Security Feat:

Utilities: Electricity Connected, Natural Gas

Property Feat: Elevator

Features

Doors:

Basement Dtls: Yes/Dirt Floor, Partial

Construct Type:

Road Frontage: City Street

Patio/Porch:

Inclusions: Building

Utilities

Sewer: City Sewer

Restrictions: Historical - Downtown Historical Restrictions

Water: City Water

Association Information

Subject to HOA: None

Subj to CCRs: Yes

Public Remarks

OWN A SPECIAL PART OF LENOIR'S HISTORY! An opportunity to own one of the largest historic buildings in downtown Lenoir. Large-three story brick building with over 24,000 sq ft. This building has spectacular views of the local mountains and downtown areas. Perfect space for top floor penthouse apartments and second floor living, and downstairs retail. Currently houses an established antique store, bakery, and floral shop. A member of the National Registry and available for NC preservation tax incentives. Built in 1907 by members of the Lenoir family and since owned by the Lenoir Hardware and Furniture Building. Never been on the market and is available for great multi-use investment. Its exterior and interior is very little changed from its original appearance. Its high ceilings and large windows recall the Edwardian Age in which the building had its origin. Located in the foothills of NC between Hickory and Blowing Rock. Perfect location for commercial investment opportunity.

Agent Remarks

Listing agent to accompany all showings. Minimum 24 Hour notice. Lease information available upon request. Addresses included in addition to 812 West Ave are: 808 & 810 West Ave. Please do not disturb tenants.

Showing Instructions, Considerations, and Directions

Call Listing Agent, Listing Agent Accompany

From Morganton, take Hwy 18 towards Lenoir. Go approx 13 miles and turn left onto Harper Ave. Go approx .08 and turn right to stay on Harper Ave. Go approx 1.3 miles and turn left onto Main St. At stop light,turn left onto West Ave, property will be on the right.

List Agent/Office Information

DOM: 358

Mkt Dt: 05/08/2024

Agent/Own: No

CDOM: 359

UC Date:

DDP-End Dt:

Expire Dt: 05/01/2025

Off Mkt Dt: 05/01/2025

For Appt Call: [800-746-9464](tel:800-746-9464)
List Agent: [Saralyn Maiella \(79766\)](#) 
List Office: [Horizon Realty Associates LLC \(13800\)](#)
Seller Name: **Lenoir Hdw & Furn Co Inc**
Web URL:

List Agreement: **Exclusive Right To Sell**
Agent Phone: [828-244-1617](tel:828-244-1617)
Office Phone: [828-351-7200](tel:828-351-7200)
Full Service: **Full Service**

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Price: \$999,900





