

FOR SALE

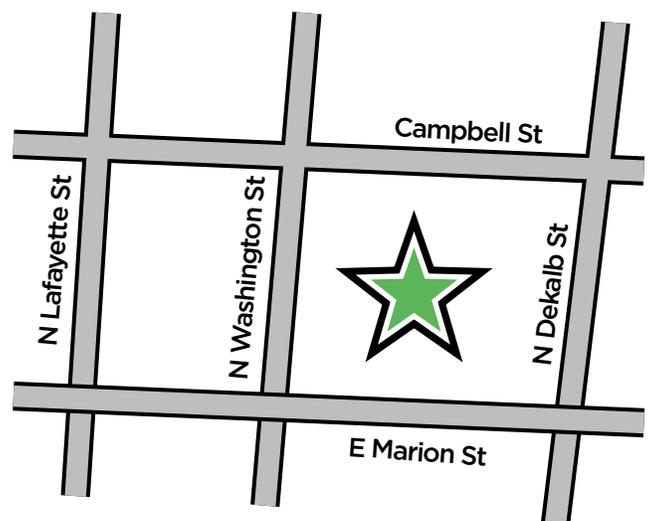


# HISTORIC ROGERS THEATER

213 E. Marion Street • Shelby, North Carolina

## GREAT RE-DEVELOPMENT OPPORTUNITY

- Historic Rogers Theater Available for Sale
- 7,450 SF on 0.25 Acres
- 3 Story Building Built in 1936
- Zoned: Commercial Business
- Ideal Use: Theater, Re-Development Site, Multi-Use
- Located in the heart of uptown Shelby
- Sale Price: \$240,000



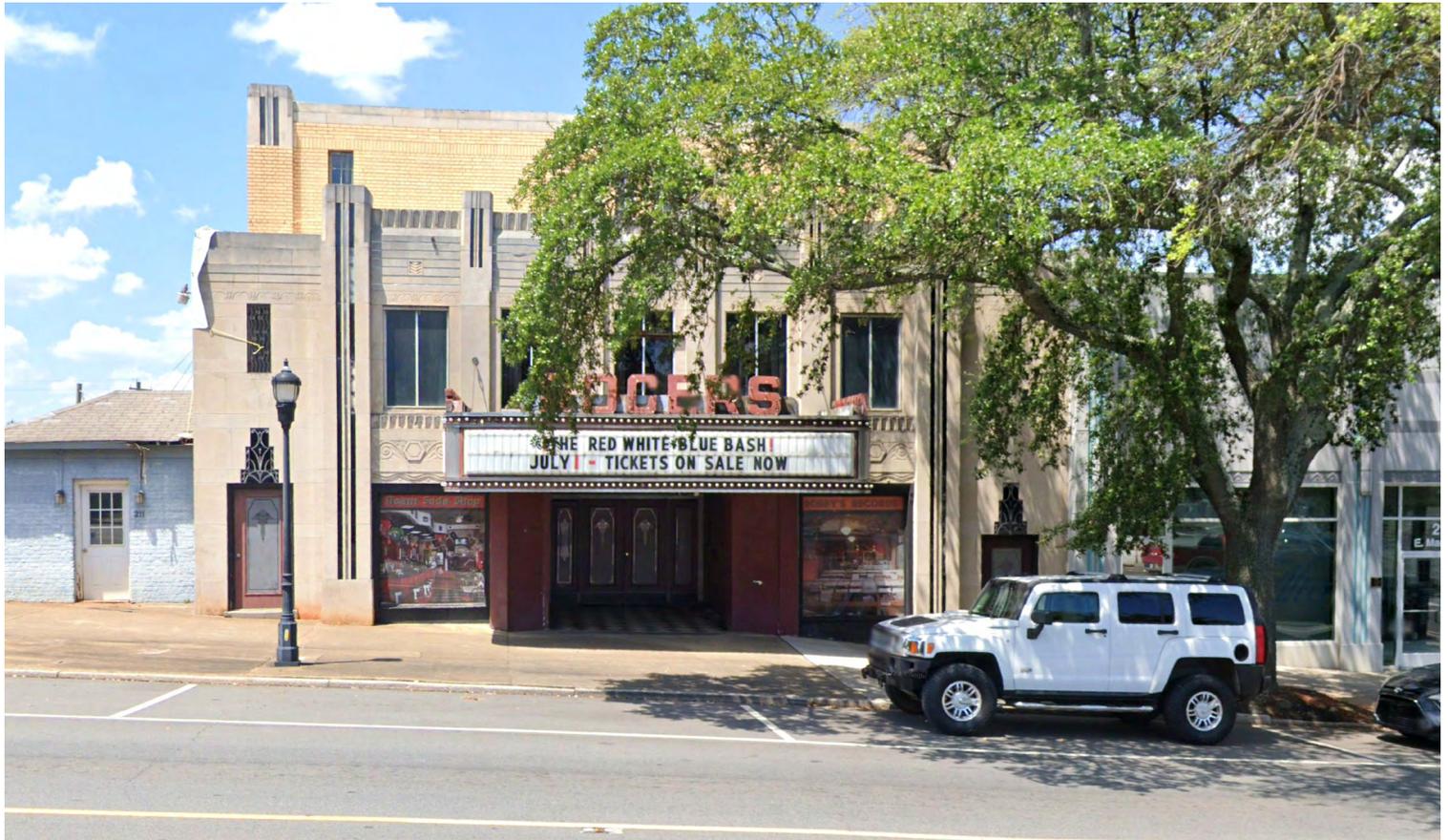
221-1 S. Lafayette St  
Shelby, NC 28150  
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**Sharon Wilson**  
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## The Rogers Theater

The Rogers Theater, built in 1936, is a rare Art Deco landmark located in the heart of Uptown Shelby. Originally commissioned by MGM and designed by Charles C. Benson. The three-story structure includes a mezzanine and balcony and sits on a quarter-acre lot with 50 feet of frontage on Marion St. As the only Art Deco structure in Shelby's Uptown Historic District, it stands out as a prime candidate for restoration and reuse. With its unique historic charm and redevelopment potential, the Rogers Theater offers a one-of-a-kind opportunity to invest in Shelby's architectural legacy and take part in its vibrant downtown revitalization.



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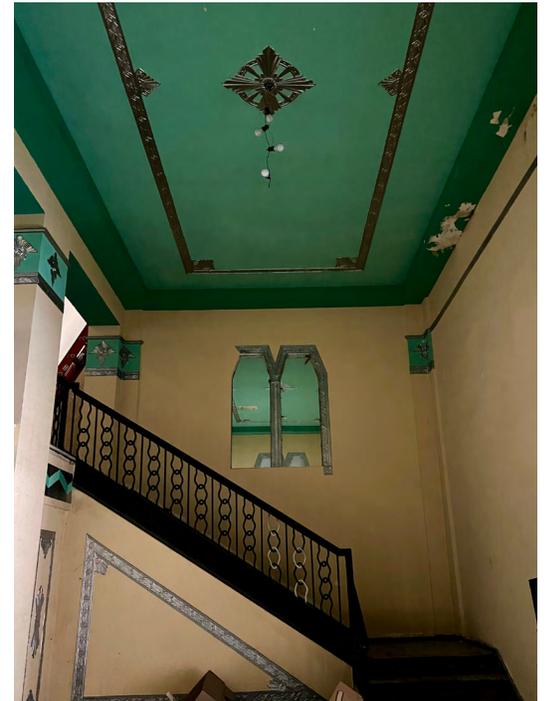
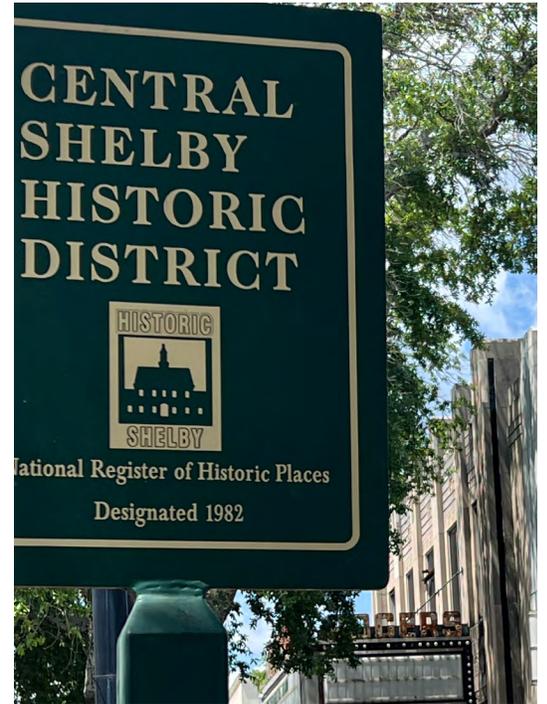
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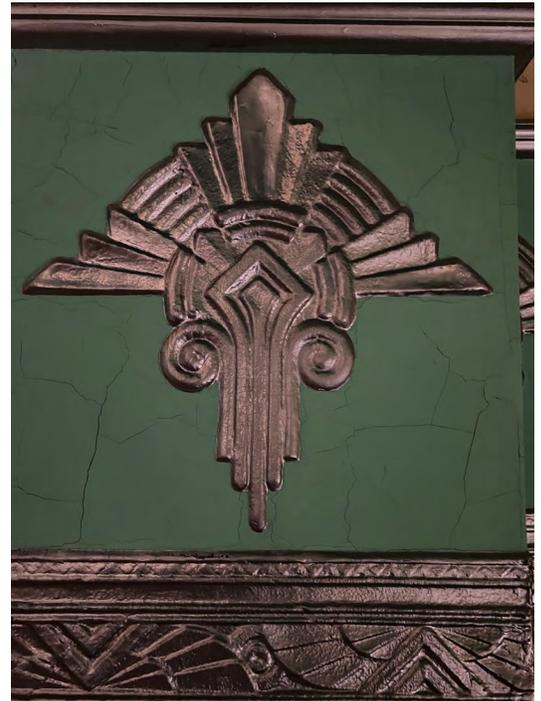
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