



5,824 SF Two-Story Office Building Available For Sale

318 South Street

GASTONIA, NORTH CAROLINA

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CBRE



Property Overview

Ground Floor: Move-in ready keyman suites varying in size and orientation. The offices were recently renovated with a common area break room, utility room and multiple restrooms. The ground floor offers tenants smaller office suites and flexible coworking opportunities within a professional business environment. All tenants have secured keypad access from a large, dedicated parking lot.

Upper Floor: Exclusively leased to a local State Farm agency that has served as the legacy property tenant. While the lease is with an individual agent rather than State Farm corporate, the tenant benefits from the operational support, brand strength, and business model stability of one of the largest insurance companies in the United States. State Farm agents typically maintain long-term office locations tied to their book of business, and this renewal further confirms the tenancy's stability.

HIGHLIGHTS

2-Story
Masonry Office
Building

5,824 SF
Total SF

0.26
Acres

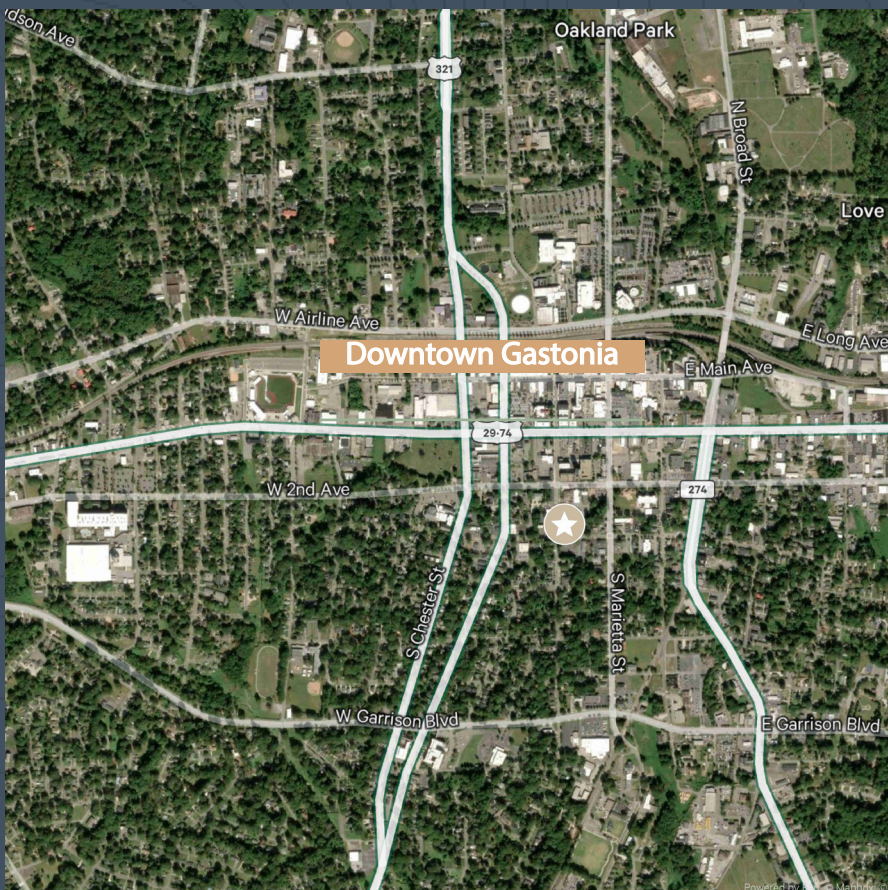
2.51/1,000
Parking Ratio

Access
Electronic

Location
Downtown
Gastonia

The Offering:

- Net Operating Income (2026/Current): \$82,327.20
- Asking Price: Call Broker



Strategically located near the Downtown Gastonia Historic District at Hwy 74 with easy access to I-85, Charlotte Douglas International and Uptown Charlotte. The property is situated in the heart of the Piedmont area of North Carolina in the second-largest city in the Charlotte MSA.

(Gastonia Economic Development)

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