



OFFICE/MEDICAL BUILDING

FOR SALE

238 WILMOT DRIVE | GASTONIA

Rare office building available in close proximity to I-85, right off of heavily trafficked S. New Hope Rd. and E. Franklin Blvd. in Gastonia, NC – well-suited for medical or professional use.

SAM KLINE, CCIM
c 704 777 6003
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PROPERTY INFORMATION

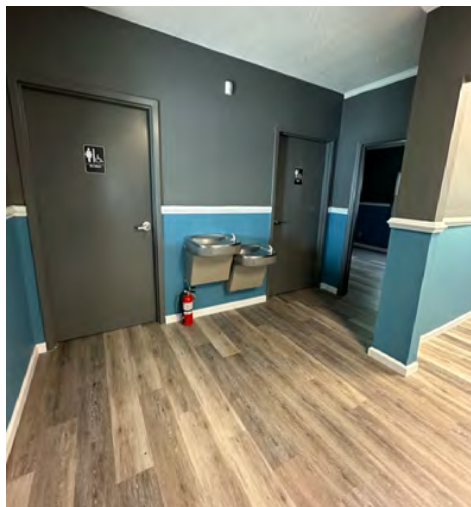
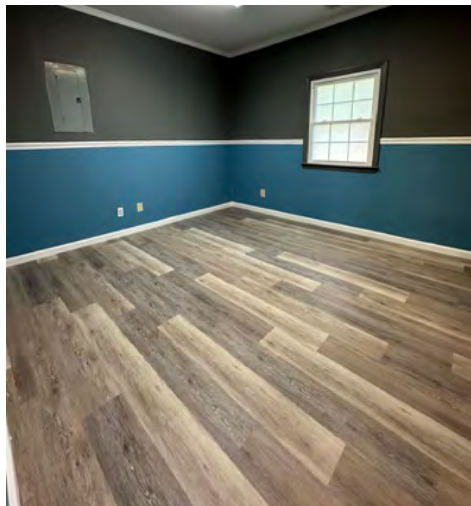
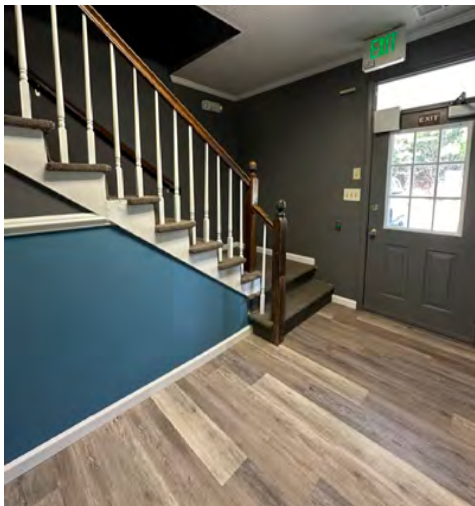
SF
3,538 SF*

FEATURES

- 0.61 AC lot
- Two-story brick office or medical building
- Partially renovated in 2023
- Located in a cul-de-sac with ample parking in your own private lot
- Private offices, conference rooms and restrooms on both floors, plus lots of storage
- OLC Zoning
- 2 new HVAC units installed in 2024 as well as a mini-split installed in 2017

LIST PRICE

\$679,000



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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
COMMERCIAL REAL ESTATE



3RD

LARGEST CITY IN
THE CHARLOTTE-
CONCORD-GASTONIA
NC-SC MSA

30+

INTERNATIONAL
COMPANIES

3^X

ALL-AMERICAN CITY
& RECIPIENT OF THE
U.S. CONFERENCE
OF MAYORS TOP
LIVABILITY AWARD

22

MILES WEST
OF CHARLOTTE

25

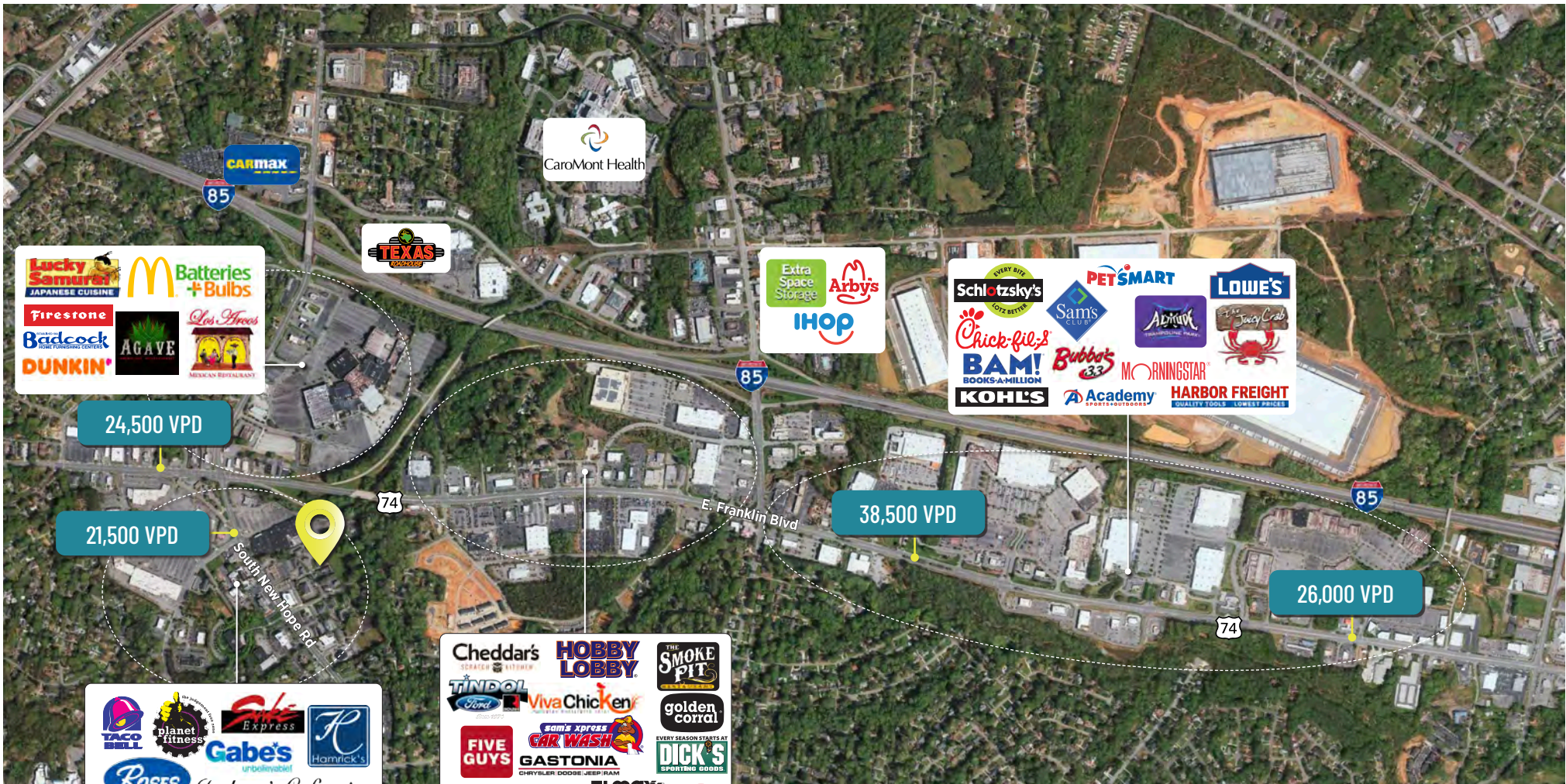
MILE VIEWS
FROM CROWDERS
MOUNTAIN

GASTONIA, NC

Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site to locate, re-locate, or expand.

With major highways, interstates, railroads, and airports all within a 15-minute drive, Gastonia understands the importance in ease of transportation for its local businesses and residents. They continue to stay proactive by pushing plans for light rail and commuter trains.

Additionally, the city is investing in the FUSE District, Franklin Urban Sports and Entertainment District, between Loray Mills and our revitalized Historic Downtown. The FUSE District is the heart of a growing commercial district that features the best of urban living: residential choices, sports and entertainment options, offices, restaurants, retail shops, services, green spaces and more. The FUSE sports and entertainment complex will be home to a variety of venues and events, accommodating an array of sports as well as concerts, fairs, and more.



24,500 VPD

21,500 VPD

38,500 VPD

26,000 VPD

South New Hope Rd

- TACO BELL
- planet fitness
- Saks Express
- Gabe's
- Rose's
- Jackson's Cafeteria
- OLLIE'S
- Bank of America
- Hamrick's

- Cheddar's
- HOBBY LOBBY
- THE SMOKE PIT
- TINDOL
- Viva Chick'N
- golden corral
- FIVE GUYS
- GASTONIA
- DICK'S
- petco
- TJ-maxx
- LONGHORN
- McALISTER'S
- TARGET

- Schlottsky's
- PETSMART
- LOWE'S
- Arby's
- ihop
- Chick-fil-*s*
- BAM!
- KOHL'S
- Academy
- HARBOR FREIGHT
- Sams Club
- Adriatic
- Juicy Crab
- Bubba's
- MORNINGSTAR

- Lucky Samurai
- McDonald's
- Batteries + Bulbs
- Firestone
- Badcock
- DUNKIN'
- AGAVE
- Los Frescos

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 *The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.