STATESVILLE

Old Mountain Rd
Statesville, NC 28677

AVAILABLE FOR SALE

OVERVIEW

Prime commercial opportunity. General Business zoning, no restrictions— all uses allowed under Iredell County GB. Ideally situated between Troutman and Statesville, the property offers excellent accessibility just minutes from Highway 70, I-40, and I-77. Located only 3 miles from Statesville Regional Airport, this site benefits from a signalized intersection with an average daily traffic count of approximately 8,000 vehicles. Perfect for warehouse, storage, or investment development.

STRATEGIC LOCATION

- I-77 less than 4 miles
- I-40 less than 2 miles
- Hwy 70 less than 1 mile

IREDELL COUNTY

Iredell County is the center point in the State where Interstates 40 and 77 intersect. Our region has grown exponentially over the last 8+ years showing off a low tax base, great job market, and a desirable community to live in.

$199,000

PROPERTY SPECIFICATIONS

- +/- 1 Acre
- General Business Zoning
- Cleared Lot
- Great Topography
- Water Avaiable (Troutman)
- Centrally Located

GENERAL BUSINESS ZONING

Zoning allows following use but not limited to:

- Automobile sales
- Automobile repair and service
- Automobile towing and storage
- Barber/ Beauty Shop
- Contractor Offices
- Commercial Kennels
- Mini-warehouse/self storage
- Office/ Repair Shop
- Cabinet Manufacturing
- Machine Shop
- Truck/Trailer Sales & Rental
- Veterinary Services
- Warehousing & Storage
- Welding Operations
- Wholesaling
- Woodworking Shop

704-902-2757 ethompson@equitycp.com Interstate 77, Exit 42, Troutman

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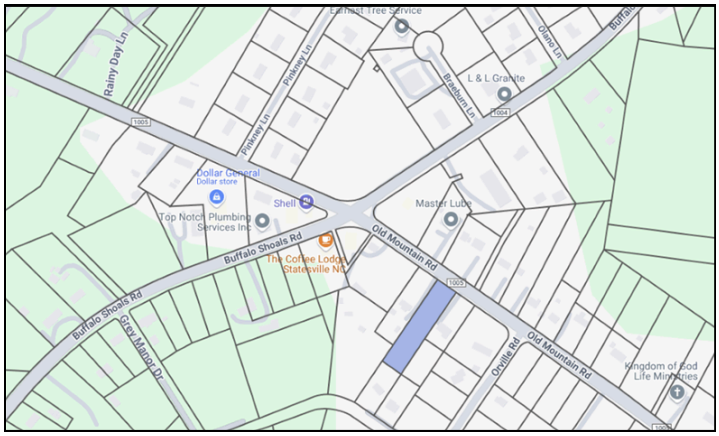
ECP Equity Commercial Properties

FOR SALE GENERAL BUSINESS SITE

Iredell County General Business _ 1 Acre Lot

- Less than 4 miles from exit 148 (30 minutes from Hickory)
- Less than 6 miles from exit 45 (30 minutes from Charlotte)

- AUTOMOBILE USES
- CONTRACTOR OFFICES
- WAREHOUSING
- MACHINE & WELDING SHOPS
- CABINET & WOODWORKING



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