

FOR SALE - OFFICE BUILDING

16 N Trade Street, Tryon, NC 28782

Sale Price: \$499,000



7,546 SF | 3 STORIES | 0.08 AC

CONTACTS

State Broker:

BRIAN BROCKMAN

License: #298998

Bang Realty-North Carolina Inc

513-898-1551 | bangbcs@bangrealty.com

HOLLIE BETHMANN

BellCornerstone

315.476.7112

hbethmann@bellcornerstone.com

PROPERTY OVERVIEW

16 N Trade Street, Tryon, NC 28782

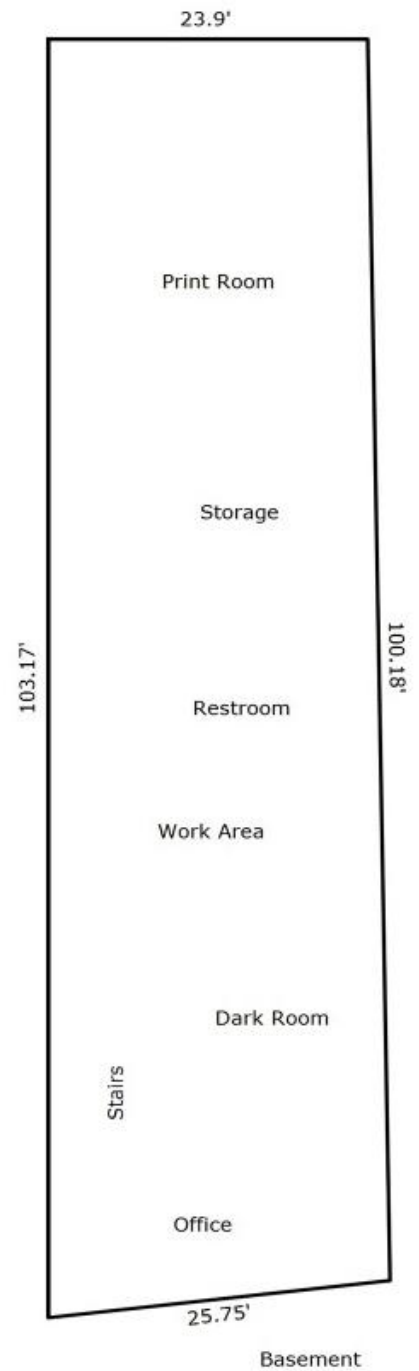
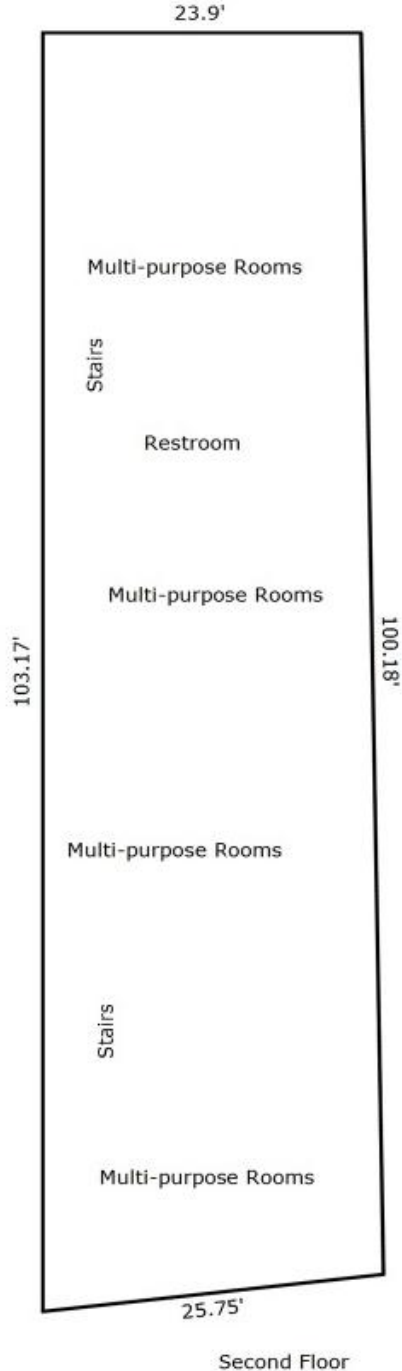
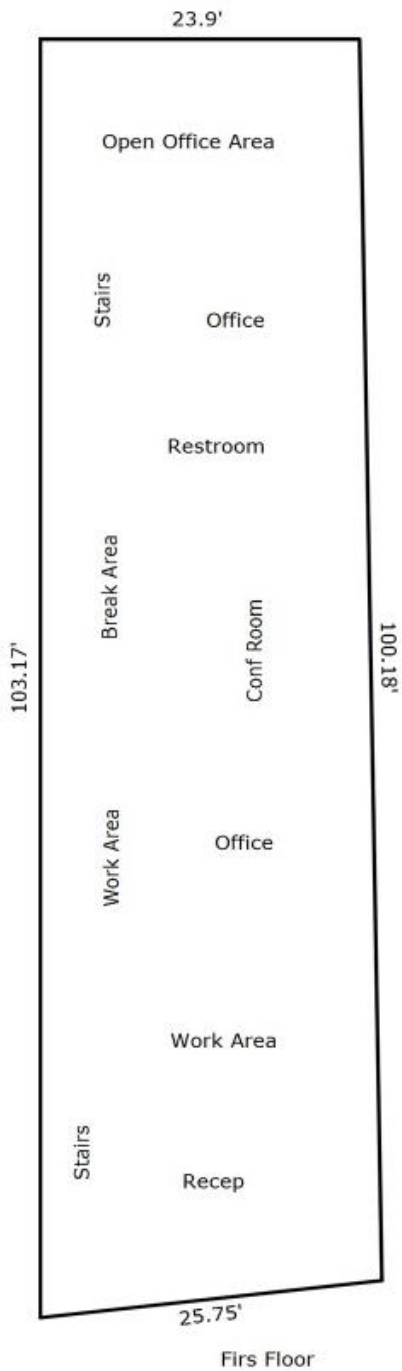


PROPERTY FEATURES

Property Type:	Industrial
Building Class:	Class C
Year Built:	1905
Building SF:	7,546 SF
Floors:	Three Floors
Building FAR:	2.17
Land Acres:	0.08 AC
Zoning:	M
Sale Notes:	<p>Current owner is willing to lease back 55% of the building!</p> <ul style="list-style-type: none">• Prefer 3 Year - Maximum 5 Year Leaseback of approx. 4,216 SF (55% of the building)• Renewal option preferred• Entire basement, 2,516 SF \$3.50 PSF, + expenses, 3% increases• Front 2/3 of the 1st floor, approx. 1,700 SF \$11.50 PSF, + expenses, 3% increases

FLOOR PLAN

16 N Trade Street, Tryon, NC 28782





**16 N Trade Street,
Tryon, NC 28782**

FOR MORE INFORMATION:

State Broker:

BRIAN BROCKMAN

License: #298998

Bang Realty-North Carolina Inc

513-898-1551 | bor@bangrealty.com

HOLLIE BETHMANN

BellCornerstone

315.476.7112

hbethmann@bellcornerstone.com

DISCLAIMER: The information contained in this flyer has been prepared to provide summary information and to establish a preliminary level of interest in the subject property. The information contained herein is for informational purposes only and does not constitute an offer to sell, lease, or sublease, nor is it a solicitation for same.