

FOR SALE

Huntersville Tire Store and House

Corner of 16220 & 16204 Old Statesville Road and McCord Road

Features

Location: Corner Property with a traffic light. Close to Highway 73 and on Highway 115

Fast growing area.

Excellent visibility and flat topography.

Lot: Huge 3.8 +/- acre lot.

Zoning: SP Special Purpose and House parcel is HC Highway Commercial both allow for a very wide range of uses.

Tax

Parcels: 011-012-08 and 011-012-09

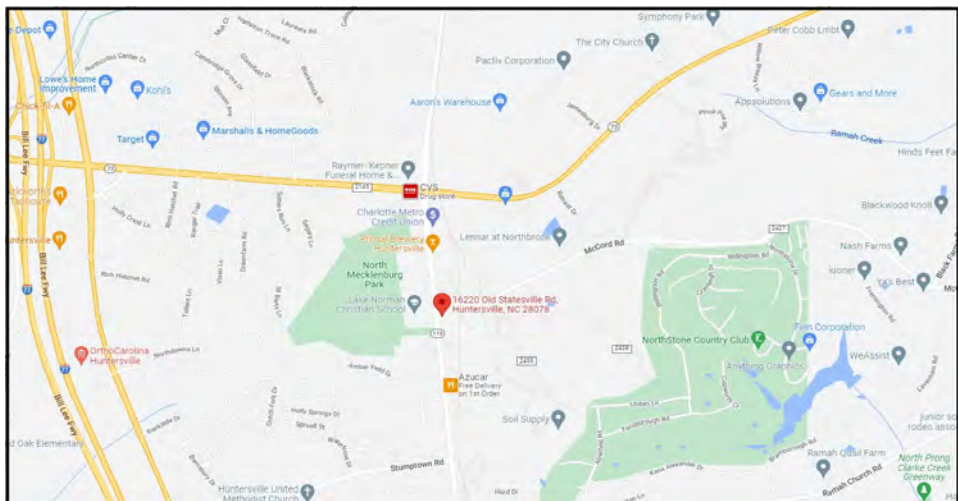
Buildings: Very established 9,674 S.F. brick tire store with a 4 to 10 foot high doors.

Brick ranch home 2,073 S.F.

Trailer is not included



REDUCED Sale Price: \$2,950,000 including the equipment and business.



FOR FURTHER DETAILS CONTACT:

JOHN N. JONES

Direct: 704-408-8166 | Email: jjones@gsrnc.net

GIBSON SMITH REALTY CO.

1100 Kenilworth Avenue, Suite 200

Charlotte, NC 28204

www.gsrnc.net



REALTOR®

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Mecklenburg County - Property Record Card Property Search

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PARCEL ID: 01101208
16220 OLD STATESVILLE RD
HUNTERSVILLE NC

DOVE JIMMIE J,DOVE HELEN W
16204 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

Total Appraised Value
\$1,320,900

KEY INFORMATION

Land Use Code	C700	Neighborhood	RE07
Land Use Desc	COMMERCIAL	Land	130592.88 SQUARE FEET <i>2.998</i>
Exemption / Deferment	-	Municipality	HUNTERSVILLE
Last Sale Date	11/15/1973	Fire District	HUNTERSVILLE
Last Sale Price	\$0	Special District	FIRE SERVICE D
Legal Description	NA		

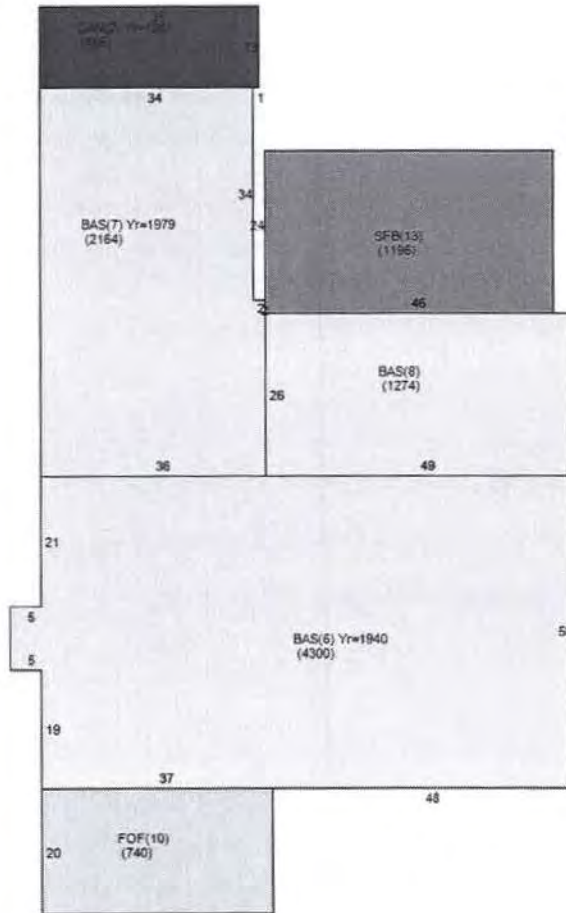
ASSESSMENT DETAILS

2022 Real Estate Assessed Value	
Land Value	\$899,400
Building Value	\$406,000
Features	\$15,500
Total	\$1,320,900

BUILDING

BUILDING (1)

Finished Area	9,674
Year Built	1940
Built Use / Style	SERVICE GARAGE
Story	1 STORY
Heat	FORCED AIR - NOT DUCTED
Fuel	GAS
Foundation	SLAB-COMMERCIAL
External Wall	CONCRETE BLOCK
Fireplace(s)	0
Full Bath(s)	0
Half Bath(s)	0
Bedroom(s)	0
Total (SqFt)	10,129



FEATURES

YEAR BUILT	TYPE	QUANTITY	UNITS	VALUE
1940	ASPH PAVING	-	6400	\$7,800

VALUE CHANGES

The value change history shows only changes in appraised value; it does not show exemptions, exclusions or deferrals that could reduce a property's taxable value. If any of these are in effect for a particular tax year, it will be shown on the property tax bill for that year. It is also possible that some previous value changes might be missing from this list or listed in the wrong order. If you have any questions, please call the County Assessor's Office at 704-336-7600.

DATE OF VALUE CHANGE	EFFECTIVE FOR TAX YEAR	REASON FOR CHANGE	NEW VALUE
01/14/2019	2019	COUNTYWIDE REVALUATION	\$1,320,900
01/10/2015	2011	REVALUATION REVIEW - PEARSON	\$1,412,000
03/17/2011	2011	COUNTYWIDE REVALUATION	\$1,413,100
05/19/2008	2008	RIGHT OF WAY TAKING FOR ROAD/UTILITY/ETC	\$274,000
03/15/2003	2003	COUNTYWIDE REVALUATION	\$265,000

PERMITS

For information on building, electrical, mechanical or plumbing permits issued for this property in the last six years, please visit Mecklenburg County Code Enforcement's [searchable permit site](#).



Disclaimer

Mecklenburg County makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation.**



Mecklenburg County - Property Record Card Property Search

Mecklenburg County - Property Record Card Property Search

PARCEL ID: 01101209
16204 OLD STATESVILLE RD
HUNTERSVILLE NC

DOVE JIMMY JAKE, DOVE HELEN W
16204 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

Total Appraised Value
\$374,500

KEY INFORMATION

Land Use Code	C700	Neighborhood	RE07
Land Use Desc	COMMERCIAL	Land	40685.04 SQUARE FEET <i>93</i>
Exemption / Deferment	-	Municipality	HUNTERSVILLE
Last Sale Date	01/01/1975	Fire District	HUNTERSVILLE
Last Sale Price	\$0	Special District	FIRE SERVICE D
Legal Description	NA		

ASSESSMENT DETAILS

2022 Real Estate Assessed Value	
Land Value	\$234,100
Building Value	\$135,900
Features	\$4,500
Total	\$374,500

BUILDING

BUILDING (1)

Finished Area	2,073
Year Built	1949
Built Use / Style	SINGLE FAMILY RESIDENTIAL
Story	1 STORY
Heat	FORCED AIR - DUCTED
Fuel	GAS
Foundation	CRAWL SPACE
External Wall	FACE BRICK
Fireplace(s)	1
Full Bath(s)	1
Half Bath(s)	0
Bedroom(s)	4
Total (SqFt)	2,714

