

FOR SALE

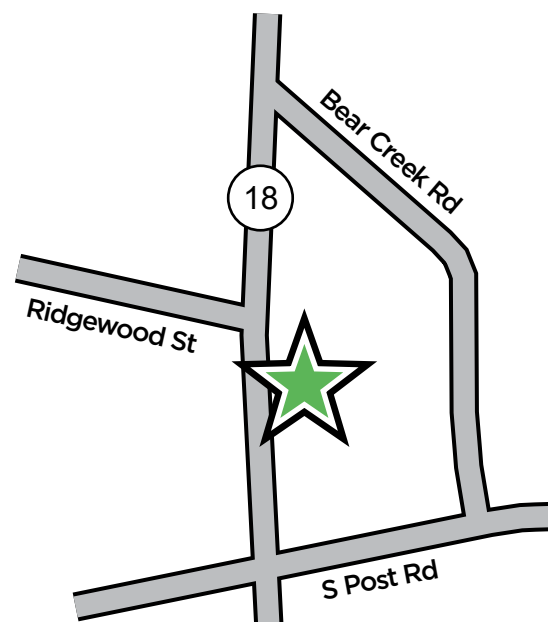


2513 S LAFAYETTE STREET

Shelby, North Carolina

±4,488 SF Commercial Property on ±4.5 Acres

- Single-story building with an efficient, open floor plan
- 3 private offices, 1 large conference/training room, and 5 restrooms
- Located on Highway 18/S. Lafayette St. with excellent visibility and traffic counts
- ±4,488 SF primary church building was constructed in 2005
- ±1,653 SF auxiliary building built in 1950 remains on site
- ±4.5-acre site offering ample parking, outdoor area, and potential expansion opportunities
- Small stream runs along a portion of the property
- Residential/Corridor Protection (R/CP) zoning
- Potential commercial uses: church, office, medical, institutional or service-oriented operations. Buyer to verify permitted uses.
- Sales Price: \$299,000 (As-Is). Priced below tax value



221-1 S. Lafayette St
Shelby, NC 28150
980.404.1111

Sharon Wilson

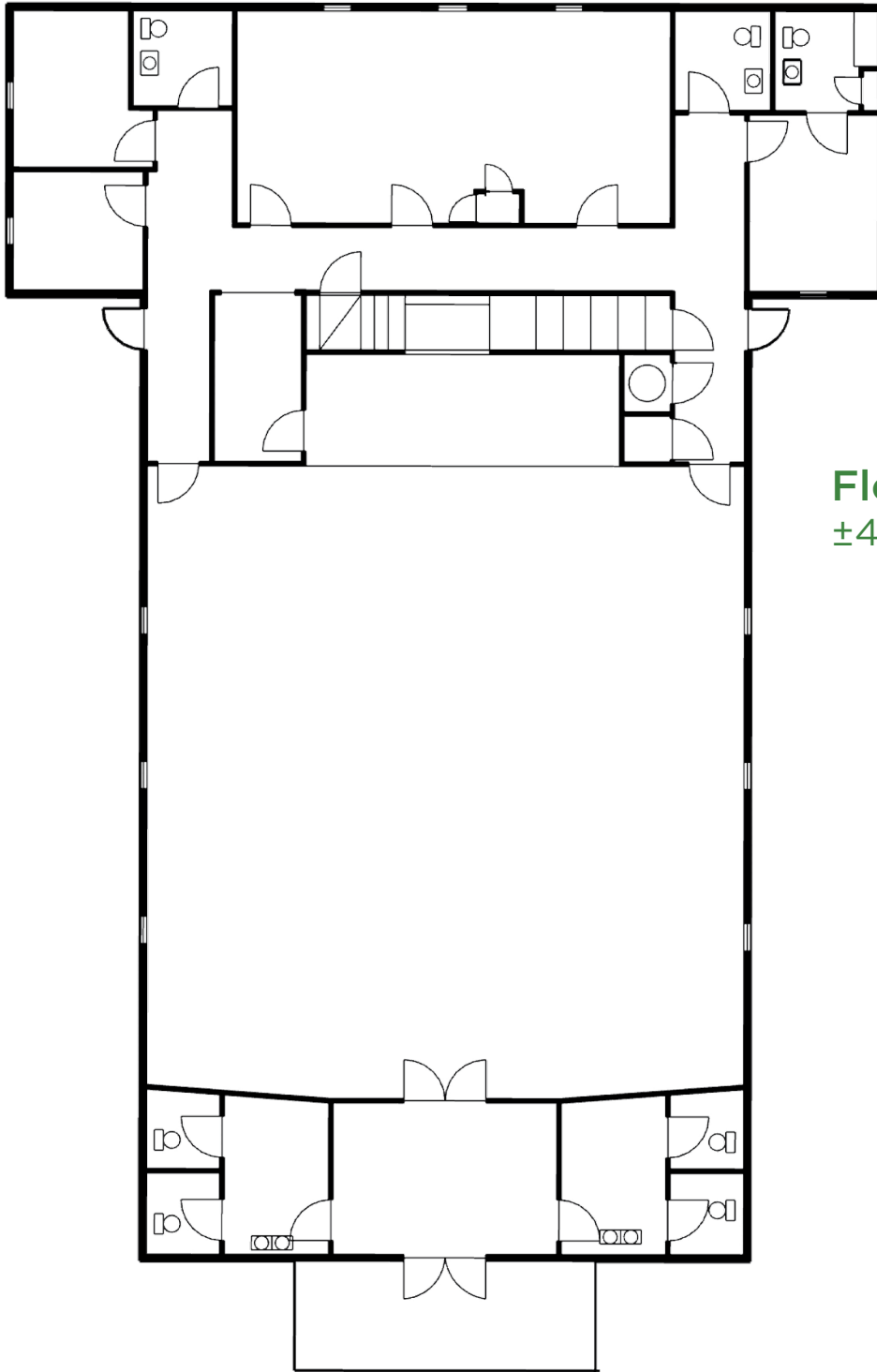
704.472.5667

sharon.wilson@foothillscommercial.com

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Floor Plan
±4,488 SF



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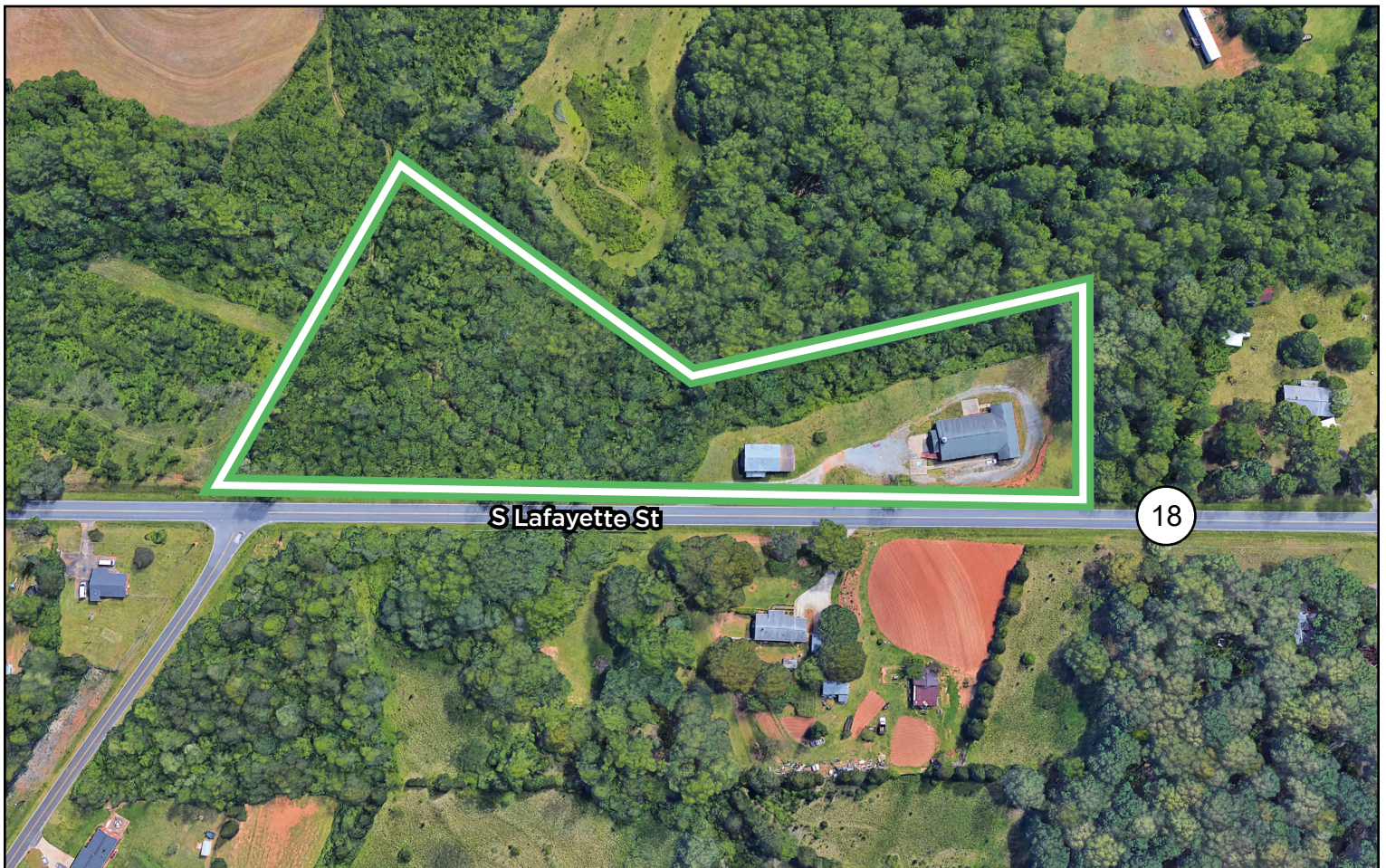
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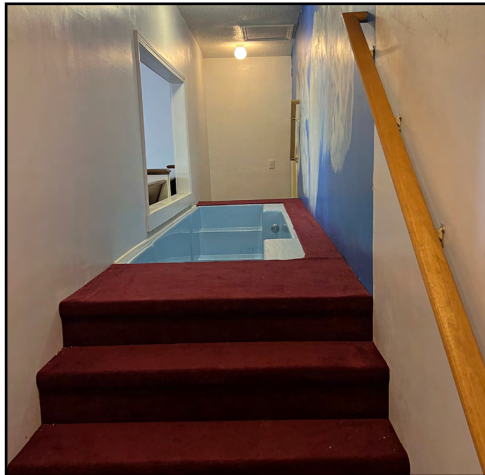
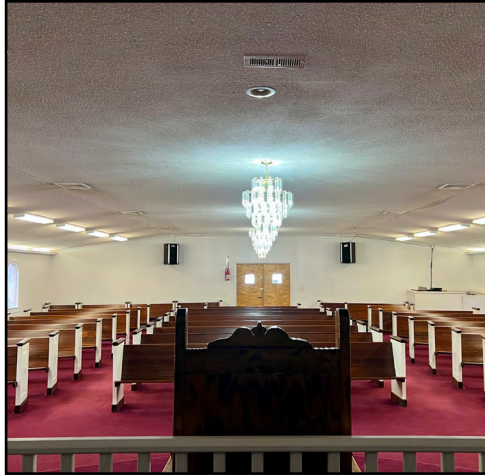
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