

2148 Charlotte Highway, Mooresville, North Carolina 28117

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List \$: **\$1,200,000**

MLS#: **4112433**
Status: **ACT**
Legal Desc: **US 21**
City Tax Pd To: **Mooresville**
Complex Name:

Category: **Commercial Sale**
Parcel ID: **4658-54-4342**

County: **Iredell**
Acres: **3.12**
Zoning: **CM**
Deed Ref: **1059/1267**
OSN: **Canopy MLS**

Tax Val: **\$481,720**



General Information

Type: **Auto Service**
Second Type: **Convenience Store, Gas Station, Gas Station with Convenience Store, Hotel/Motel, Office, Retail, Retail Center Building**
Sale/Lse Inc: **Building**
Documents:
In City: **Yes**
Restrictions: **Other - See Remarks**
Rstrict Cmnts: **per county zoning**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder:
Year Built: **1998**
Const Status:
Const Type:
of Bldgs:
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage

Total:
Min SF Avail: **0**
Max SF Avail: **0**
Min Lse#/SF: **\$0.00**
Max Lse\$/SF: **\$0.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service:
Prop Finance: **Cash, Conventional**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Road Front:

Lsd Condr: **No**

Flood Pl:

Features

Lot Description: **Corner Lot**
Fixtures Exclsn: **No**
Road Surface: **Paved**
Security Feat:

Basement Dtls: **No**
Patio/Porch:
Inclusions: **Building**

Utilities

Restrictions: **Other - See Remarks - per county zoning**

Association Information

Subject to HOA: **None**

Subj to CCRs: **No**

Public Remarks

Great location!! Zoned Corridor Mixed Use, medium density. Turning lane to be built. Current tenant paying \$1200 per month. 3 parcels to be sold together. Do not walk property without listing agent. Do not disturb tenant.

Agent Remarks

4658-54-4342, 4658-54-2556, 4658-54-5111 all parcels to be sold together. Zoned Corridor Mixed Use, Medium Density. No sign on property. Do not walk property without listing agent. Do not disturb tenant.

Showing Instructions/Directions

Call Listing Agent, Do Not Disturb Tenant

List Agent/Office Information

DOM: **161**
Mkt Dt: **03/12/2024**
Agent/Own: **No**
For Appt Call: **800-746-9464**
List Agent: **Rick Lopez (33464)**
List Office: **EXP Realty LLC Ballantyne (372906)**
Seller Name: **WH**
Web URL:

CDOM: **161**

Expire Dt: **02/20/2025**

DDP-End Dt:

List Agreemnt: **Exclusive Right To Sell**

Agent Phone: **704-438-7879**

Office Phone: **888-440-2798**

Full Service: **Full Service**