

FOR SALE

HIGHWAY 24/27 COMMERICAL/RETAIL OPPORTUNITY

224 NC Highway 24-27 Midland, NC 28107



PROPERTY DESCRIPTION

Zoned commercial/retail (C 24/27) which allows for many retail and commercial uses. Great visibility and road frontage off of busy highway 24-27 (21,000+ VPD) with quick and easy access to I-485. Building was previously used as a hair salon and church. Property enjoys a walk out basement with significant storage and/or expansion opportunities and wrap around driveway. Many possibilities and uses are available! The +/-1 acre parcel (12250 Hartwood Rd) located directly behind the property is also available which would allow for more parking and other commercial possibilities (currently zoned residential with a rezoning to commercial option).

OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	0.58 Acres
Building Size:	1,600 SF
Zoning:	C24/27
APN:	5534 19 5049 0000

Joshua Scales

Senior Advisor - Commercial Investment Sales

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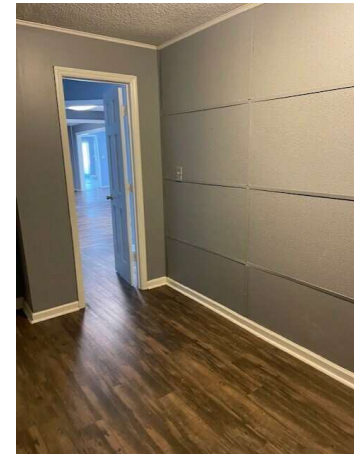
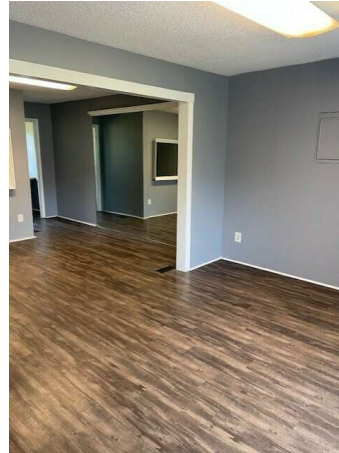


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PHOTOS

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AERIAL MAP

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PARCEL MAP

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JOSHUA SCALES

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PROFESSIONAL BACKGROUND

As a Senior Advisor at Coldwell Banker Commercial, Josh Scales provides commercial real estate services to clients across North Carolina. He holds a Real Estate Broker license and a Bachelor's Degree in Finance from Western Carolina University, and has over 15 years of experience in the finance, investment, and real estate industries.

Josh specializes in Investment Sales and Development, advising clients on the acquisition, disposition, and leasing of commercial properties across North Carolina. He is able to leverage his experience and skills to deliver optimal solutions for his clients' needs and goals. During his 15 plus year professional career, he has successfully overseen more than \$100 million in annual sales of Real Estate Investment Trusts (REITs) and other non-correlated assets, managed a \$1.5 billion book-of-business of high net worth clients, and has facilitated multiple transactions involving development land and commercial income producing assets.

He is passionate about the commercial real estate industry, its potential to create value, its impact for communities and businesses, and is committed to providing exceptional service, integrity, and professionalism to his clients and partners. Outside of work, Josh enjoys traveling and spending time with his wife and twin daughters, and supports several non-profits in the Charlotte area, such as the Leukemia & Lymphoma Society and Go Jen Go.

Coldwell Banker Commercial Realty

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